

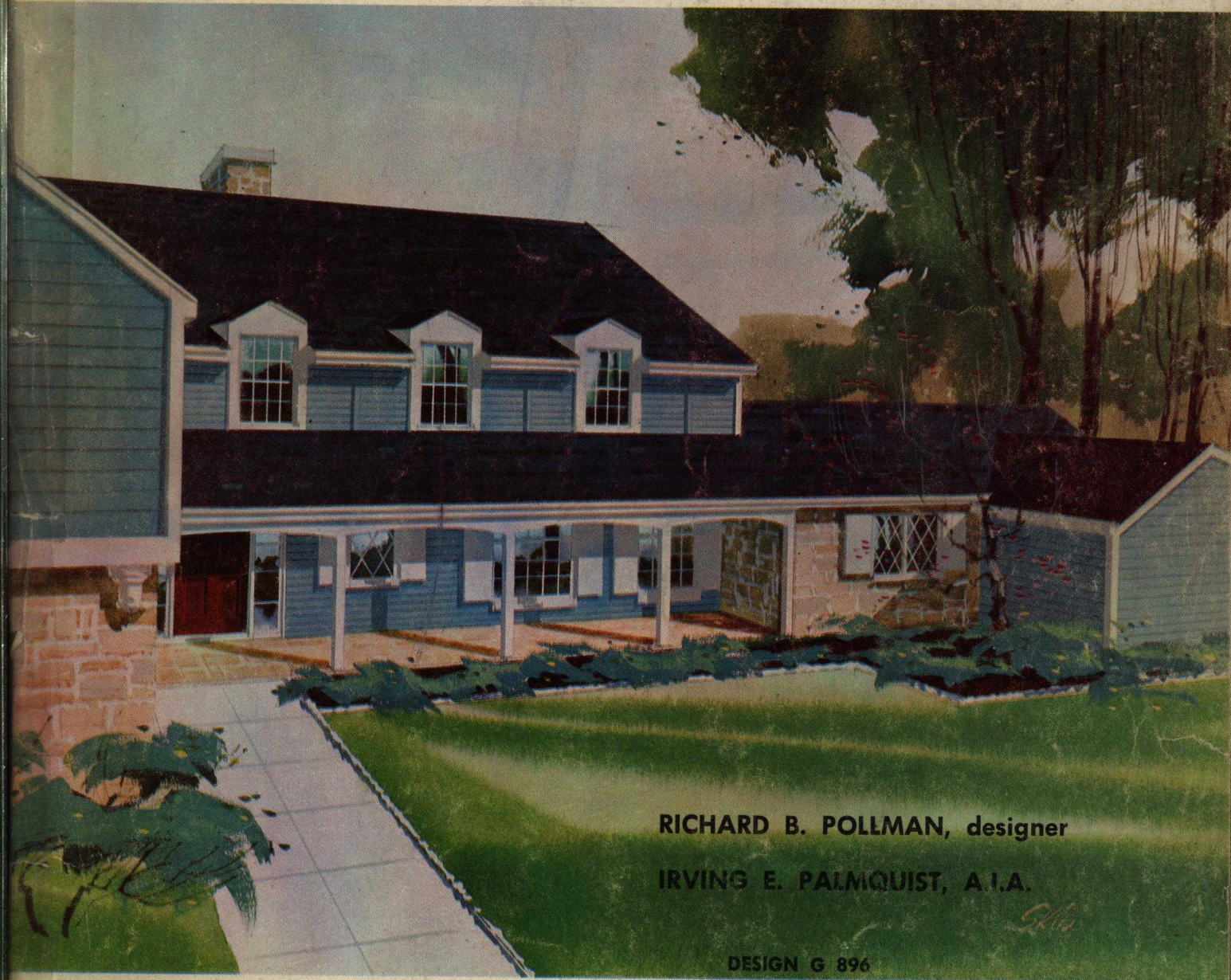
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Home Planners

142 POPULAR DESIGNS

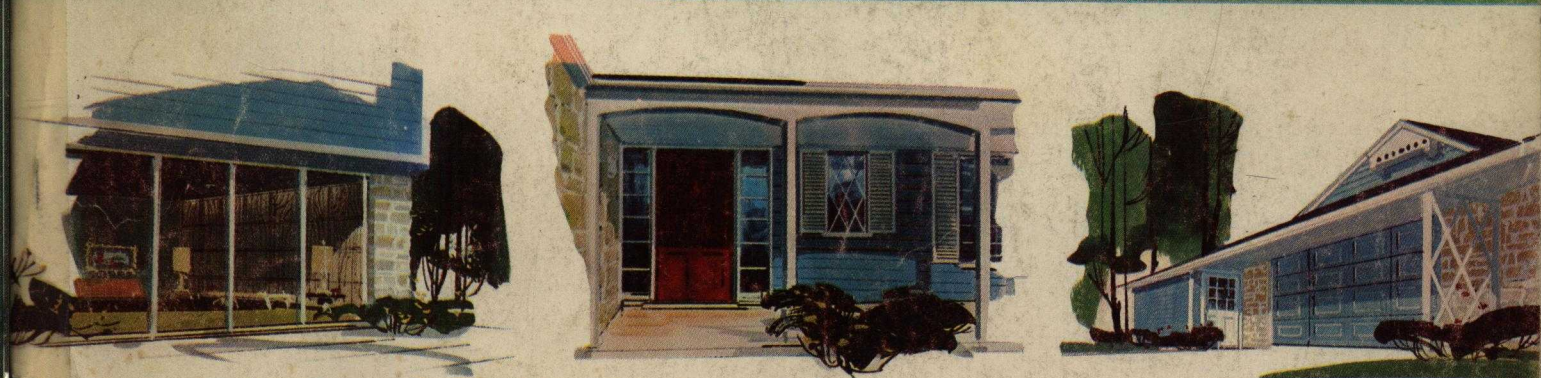
FIRST REVISED EDITION BOOK NO. 48



RICHARD B. POLLMAN, designer

IRVING E. PALMQUIST, A.I.A.

DESIGN G 896



CONSTRUCTION BLUEPRINTS AVAILABLE AT LOW COST

Home Planners

142 POPULAR DESIGNS

FIRST REVISED EDITION

- FOREWORD -

This is Home Planners' second publication of its new Popular Homes Series. The 142 homes shown here represent only a cross-section of many hundreds of designs available from Home Planners, Inc. Like its predecessor, 150 POPULAR HOMES, this 96 page book contains six delightful portfolios of outstanding home designs by the distinguished Richard B. Pollman. Should you fail to find a design in this book which will satisfy your living requirements and your building budget, we strongly suggest you review the designs featured in other current books described on Page 48. After selecting a design and studying the construction blueprints you will find the assistance of your local architect, builder and material dealer most valuable in guiding you wisely and economically through your building program.

- ALBERT P. WITTMAN, PUBLISHER
- CHARLES W. TALCOTT, EDITOR
- RICHARD B. POLLMAN, DESIGNER
- IRVING E. PALMQUIST, A.I.A.

DESIGNS FOR

Convenient Living

BOOK NO. 48

HOME PLANNERS, INC.

16310 GRAND RIVER • DETROIT 27, MICHIGAN • Tel: 838-8800 (Code 313)

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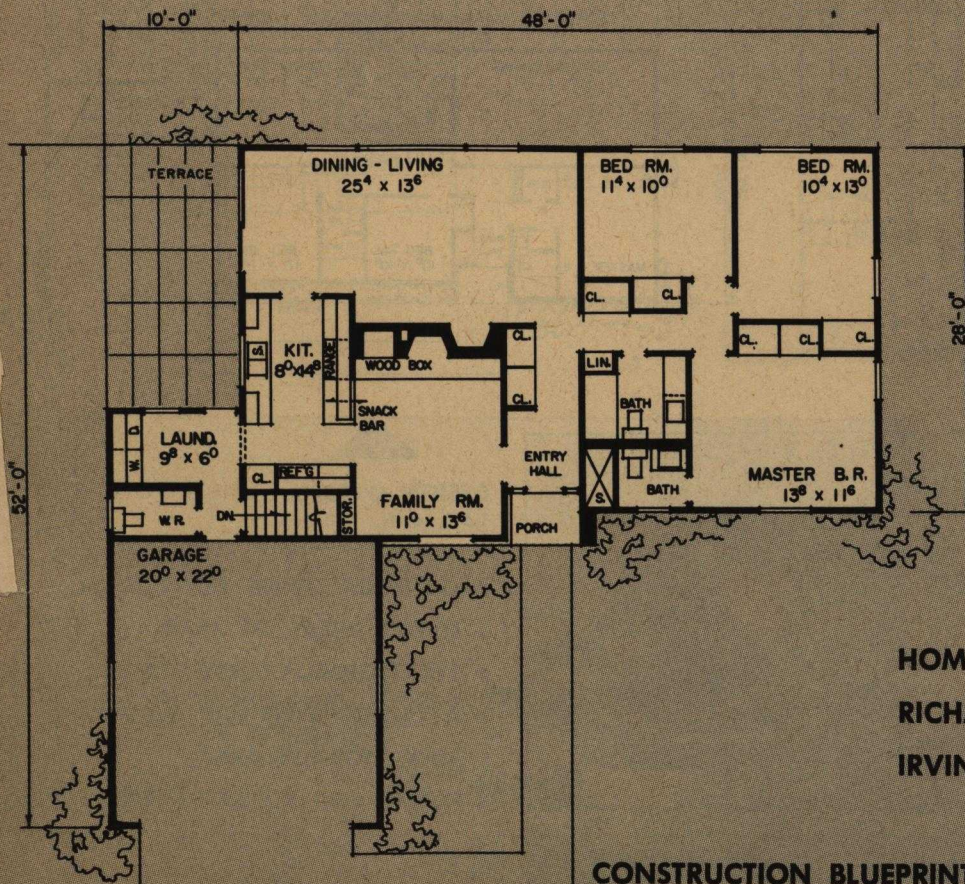
ONE STORY HOMES

\$10,000 to \$20,000

DESIGNS FOR

Convenient Living

PORTFOLIO NO. 7



DESIGN G 1094

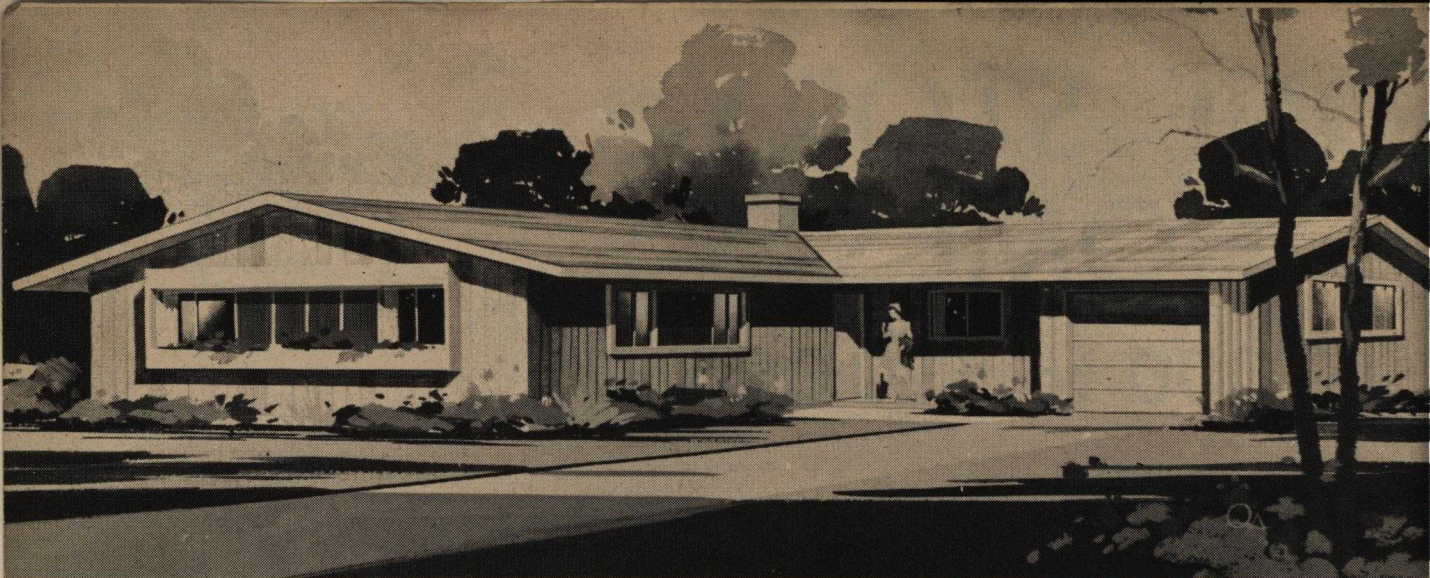
1,484 sq. ft., 29,057 cu. ft.

HOME PLANNERS, INC.

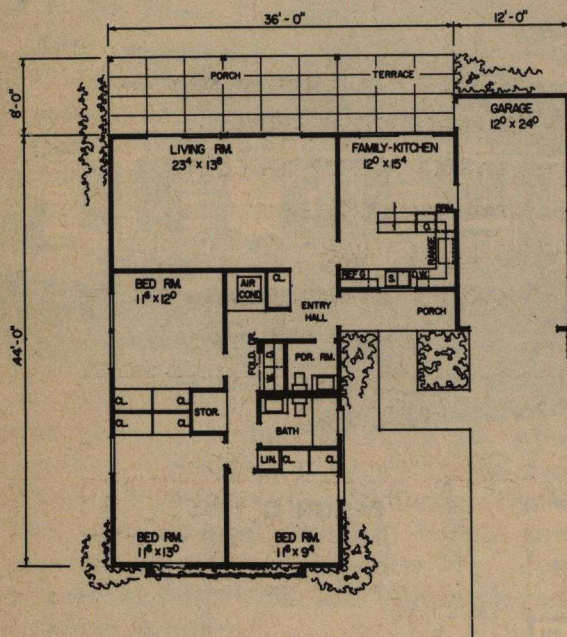
RICHARD B. POLLMAN, DESIGNER

IRVING E. PALMQUIST, A. I. A.

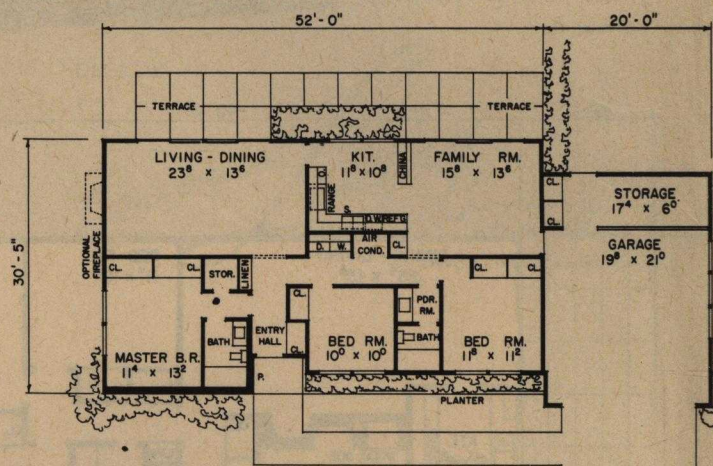
CONSTRUCTION BLUEPRINTS AVAILABLE AT LOW COST



DESIGN G 1043 1,248 sq. ft., 12,680 cu. ft.

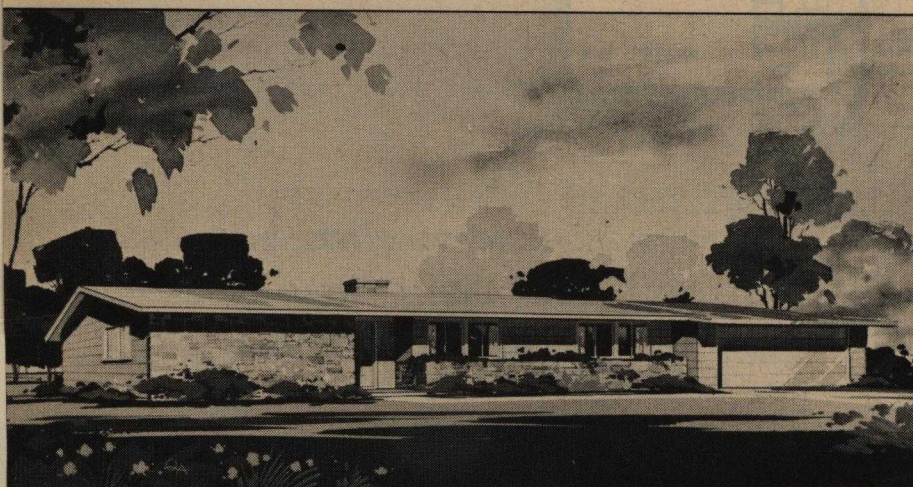


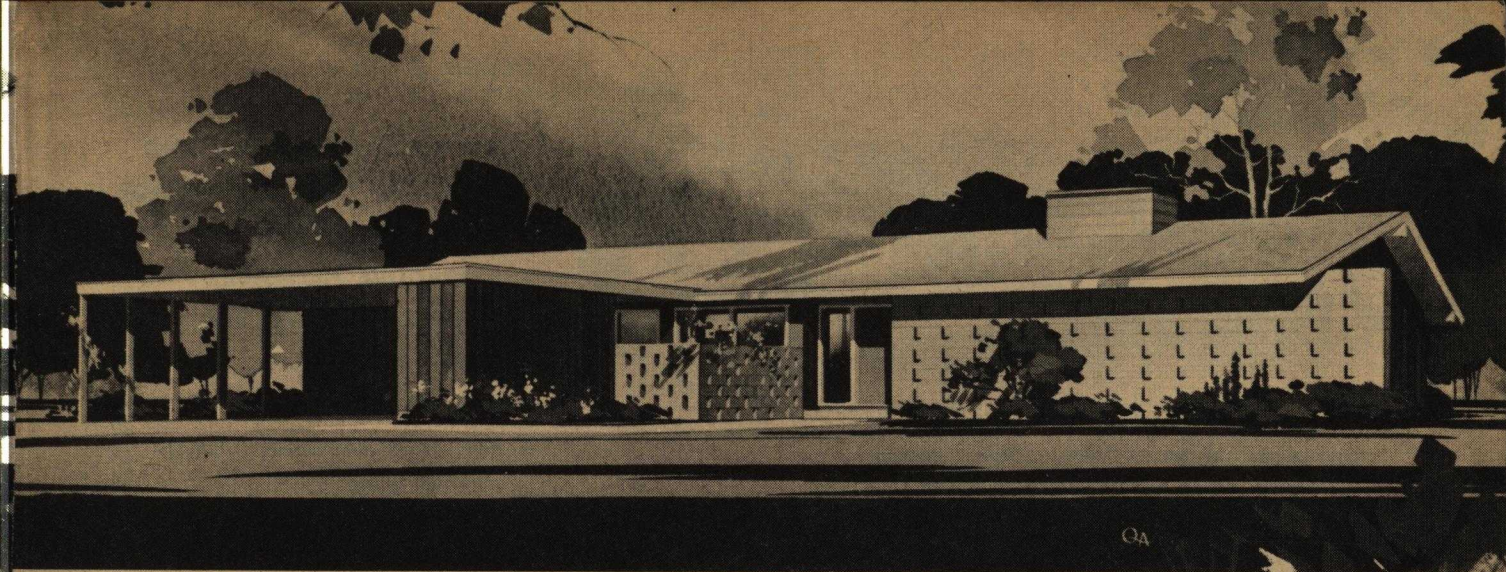
- L-SHAPED RANCH
- WIDE ROOF OVERHANG
- ZONED FOR CONVENIENCE
- SPACIOUS FAMILY-KITCHEN
- FRONT AND REAR PORCHES
- FRAME EXTERIOR



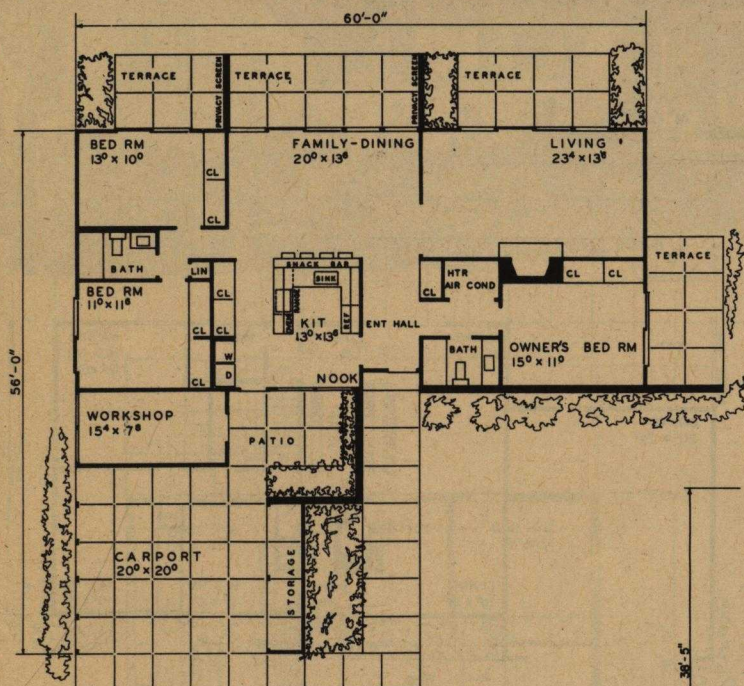
DESIGN G 1033
1,500 sq. ft., 15,375 cu. ft.

- OUTDOOR LIVING CONSCIOUS
- LIVING AREAS TO REAR
- STRATEGICALLY LOCATED BATHS
- ATTACHED TWO CAR GARAGE
- BULK STORAGE AREA
- FRAME AND STONE VENEER

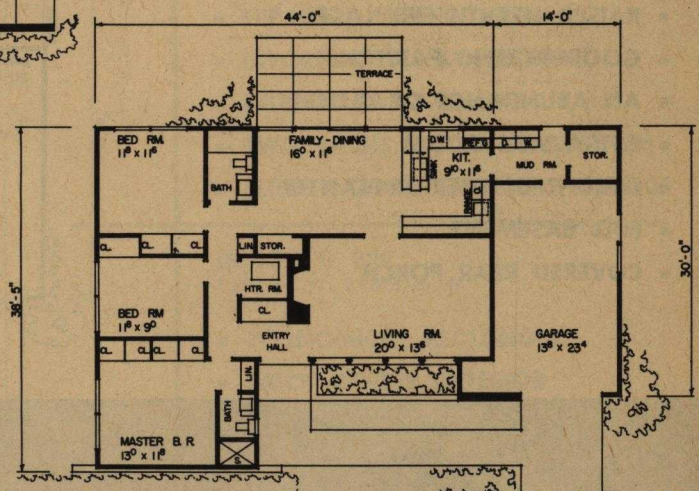




DESIGN G 961 1,680 sq. ft., 17,220 cu. ft.



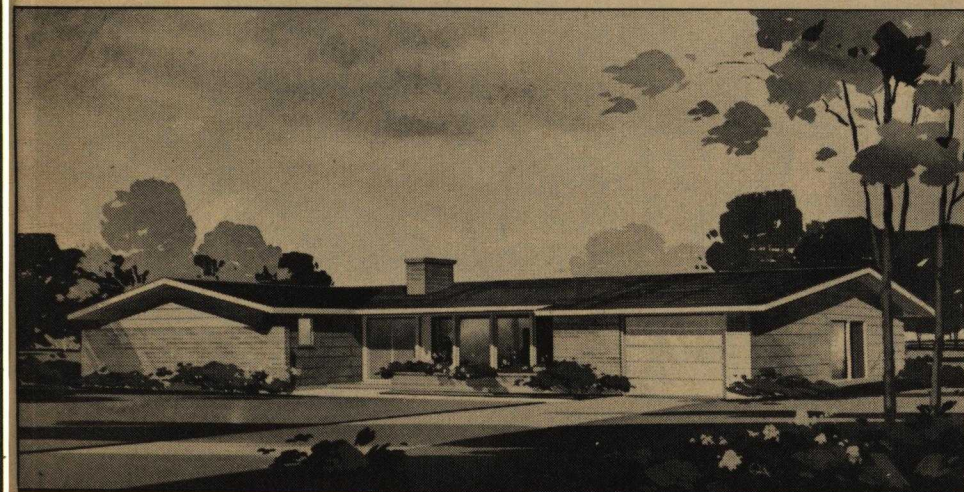
- ATTRACTIVE PATTERNED MASONRY
- SEPARATE WORK SHOP
- ISOLATED MASTER BEDROOM
- OPEN FAMILY AREA
- TWO FULL BATHS
- SPACIOUS LIVING ROOM

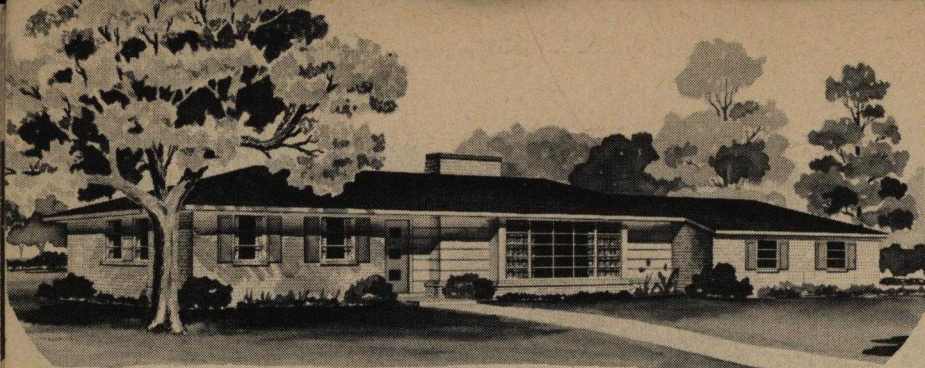


DESIGN G 1021

1,432 sq. ft., 14,549 cu. ft.

- PRACTICAL MUD ROOM
- KITCHEN PASS-THRU
- DRAMATIC FIREPLACE WALL
- STALL SHOWER—MASTER BATH
- DELIGHTFUL PICTURE WINDOW
- BRICK AND FRAME EXTERIOR

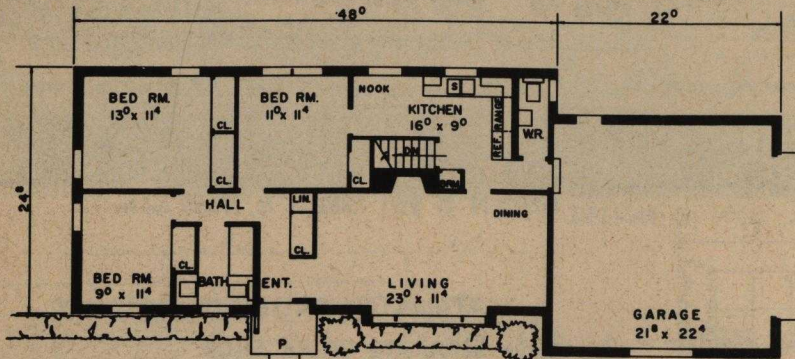




DESIGN G 581

1,185 sq. ft., 21,286 cu. ft.

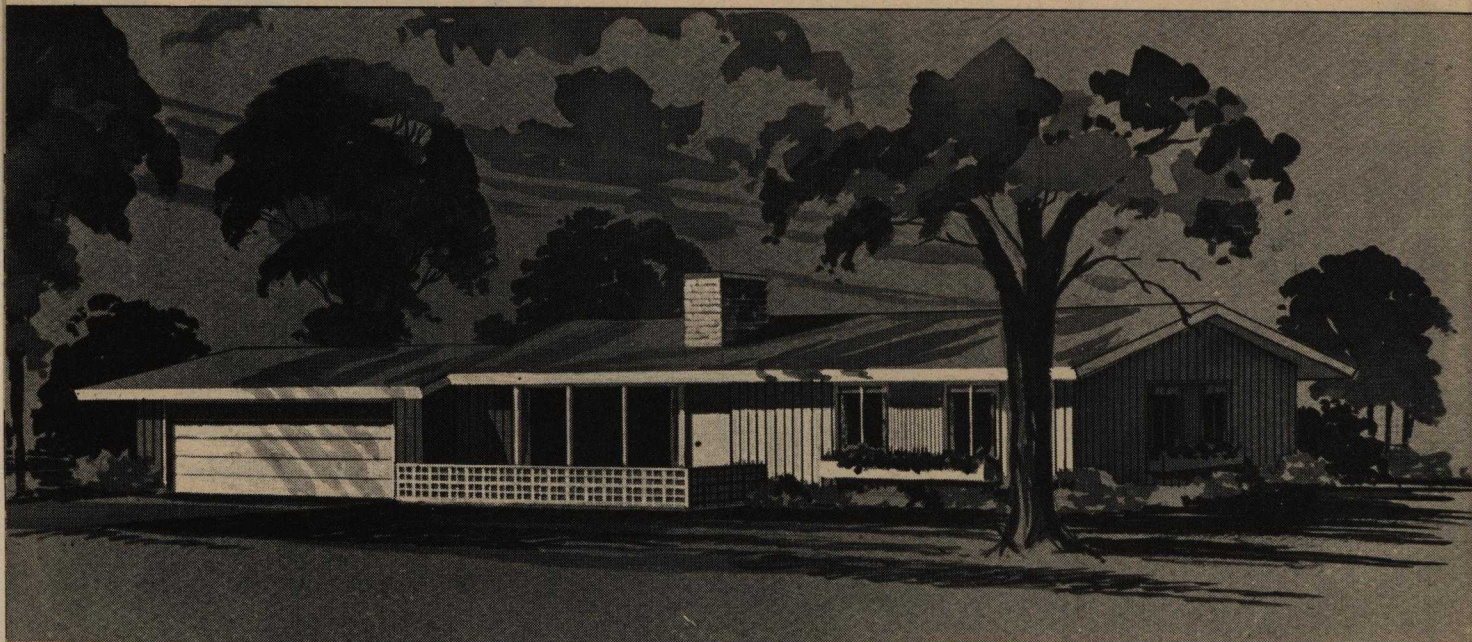
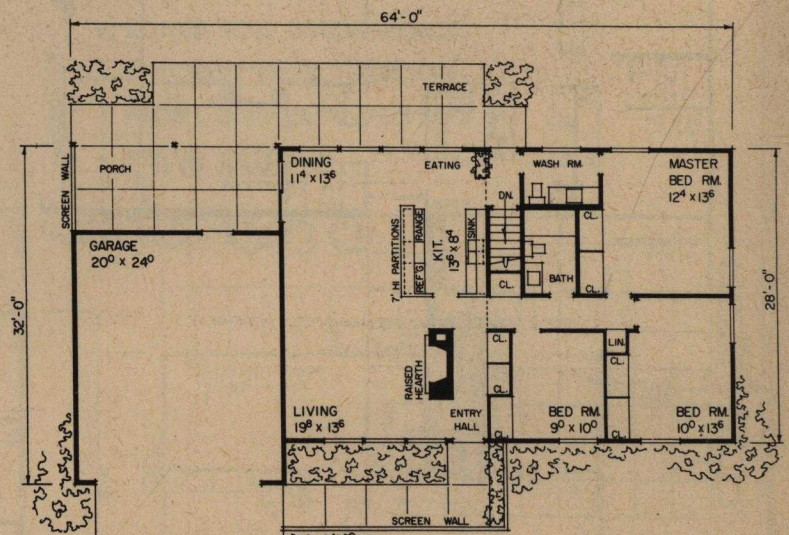
- HIP ROOF, WIDE OVERHANG
- ATTACHED TWO CAR GARAGE
- DELIGHTFUL PICTURE WINDOW
- ATTRACTIVE FIREPLACE
- FORMAL, INFORMAL DINING
- EXTRA WASHROOM
- FULL BASEMENT
- FOR NON-BASEMENT PLAN—
ORDER DESIGN G 580

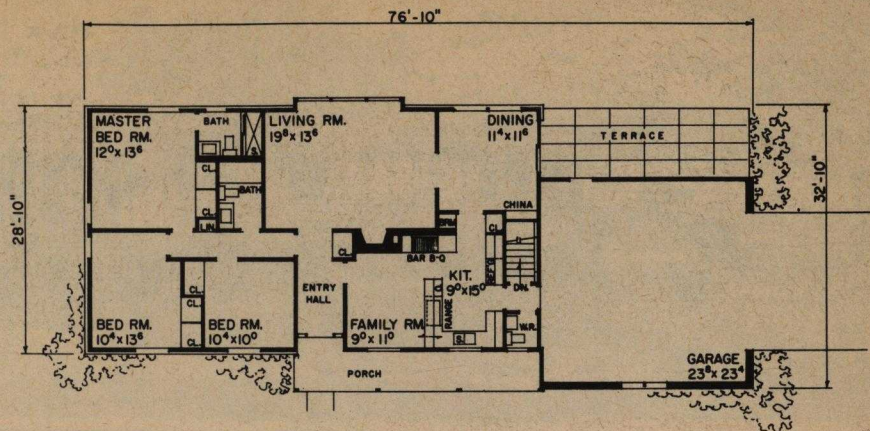
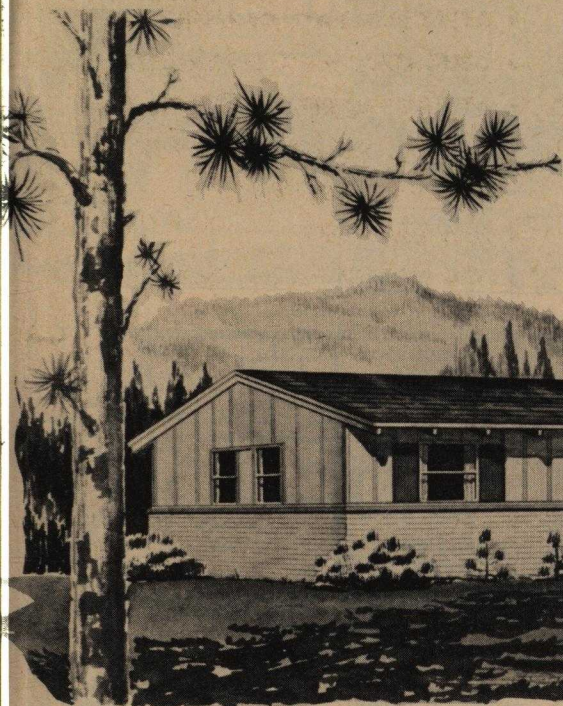


DESIGN G 1072

1,232 sq. ft., 22,484 cu. ft.

- PLEASING FRAME EXTERIOR
- PATTERNED MASONRY WALL
- RAISED HEARTH FIREPLACE
- GOOD TRAFFIC PATTERNS
- AN ABUNDANCE OF CLOSETS
- EXTRA WASHROOM
- DELIGHTFUL INTERIOR PLANTER
- FULL BASEMENT
- COVERED REAR PORCH

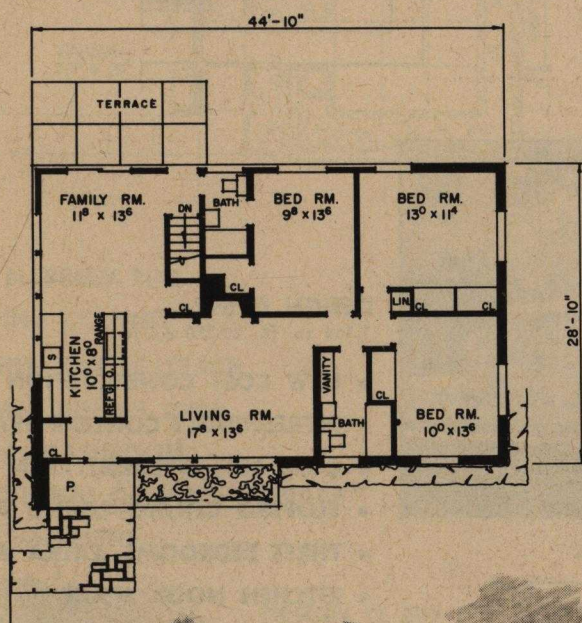




DESIGN G 1123

1,528 sq. ft., 28,146 cu. ft.

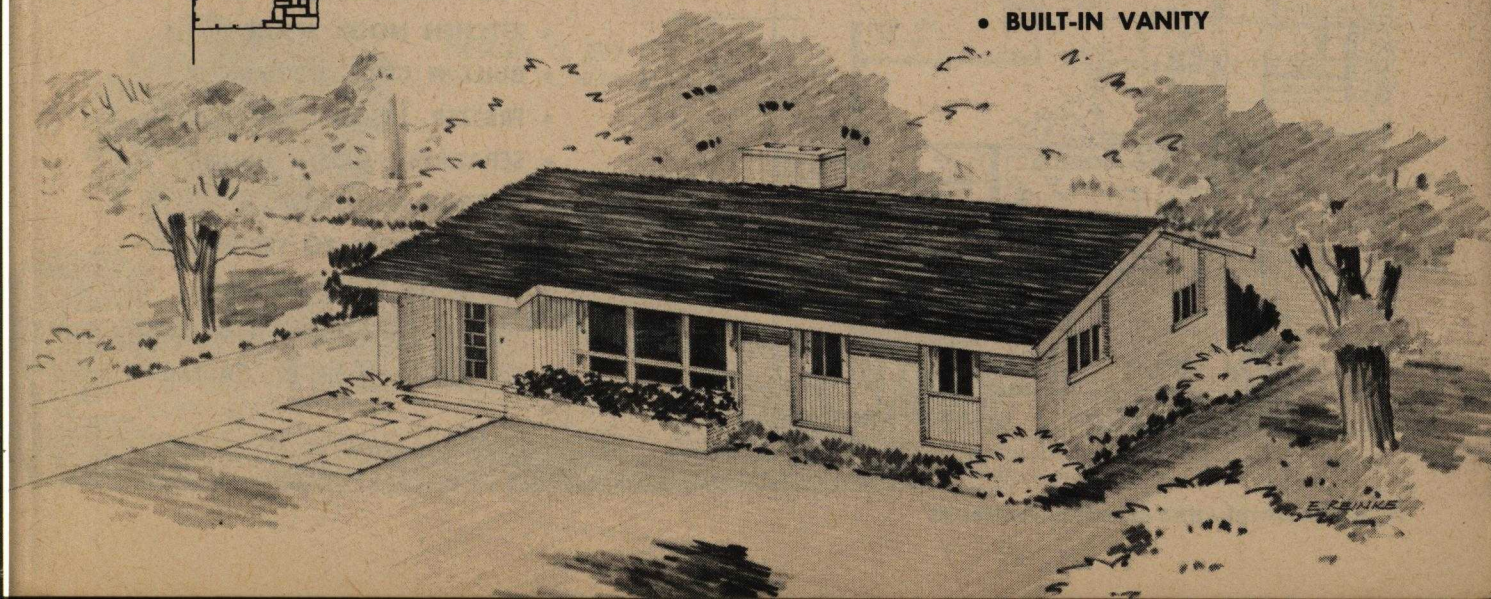
- WESTERN STYLED RANCH HOME
- SEPARATE DINING ROOM
- INFORMAL FAMILY-KITCHEN
- INDOOR BAR-B-Q UNIT
- TWO BATHS, EXTRA WASHROOM
- SLIDING GLASS DOORS TO TERRACE

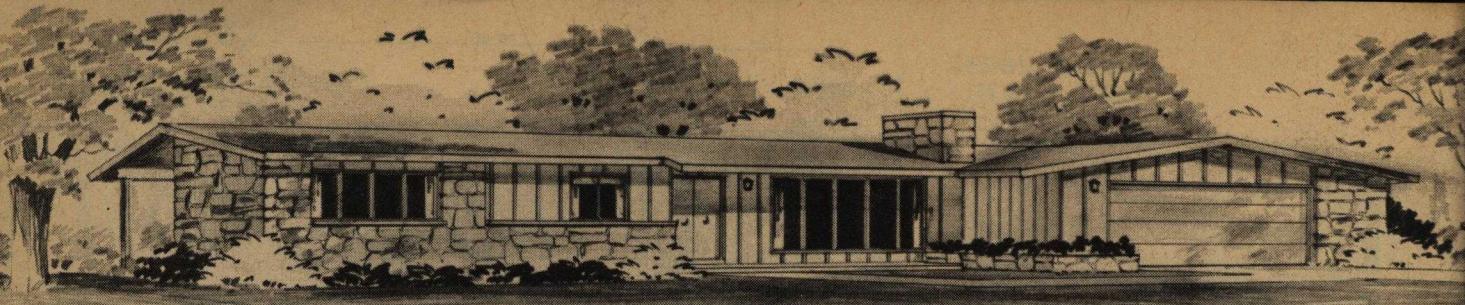


DESIGN G 832

1,291 sq. ft., 23,625 cu. ft.

- ECONOMICAL RECTANGLE
- BRICK VENEER EXTERIOR
- EFFICIENT WORK CENTER
- REAR FAMILY ROOM
- TWO FULL BATHS
- BUILT-IN VANITY

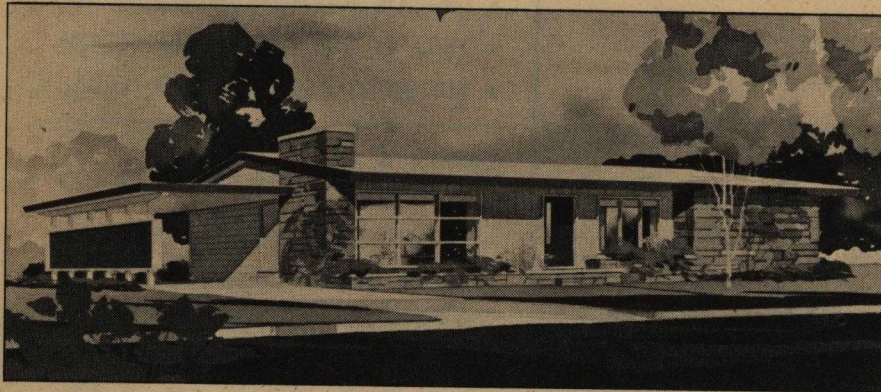
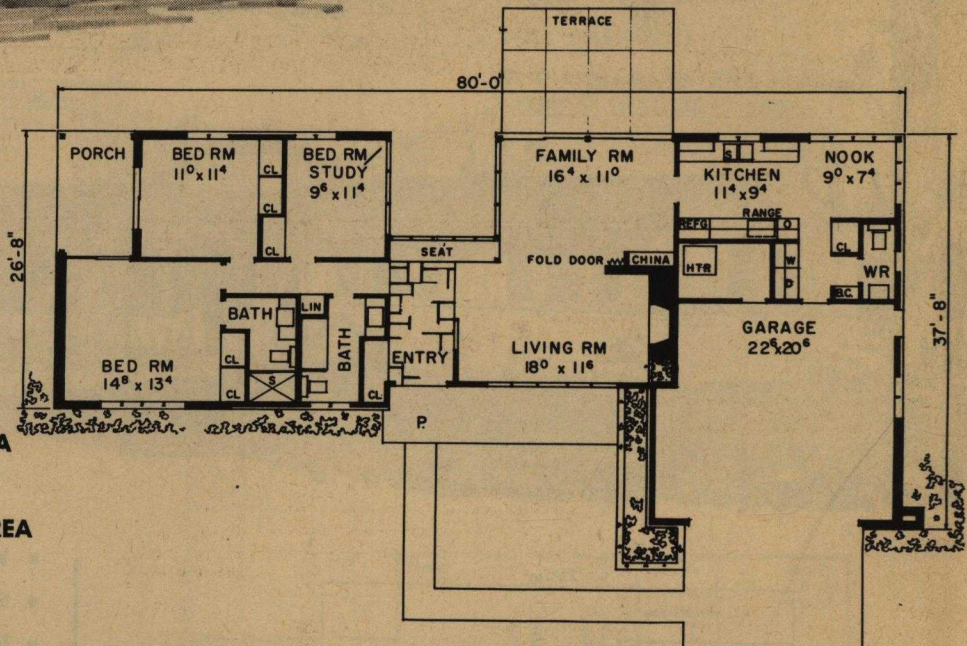




DESIGN G 558

1,606 sq. ft., 15,780 cu. ft.

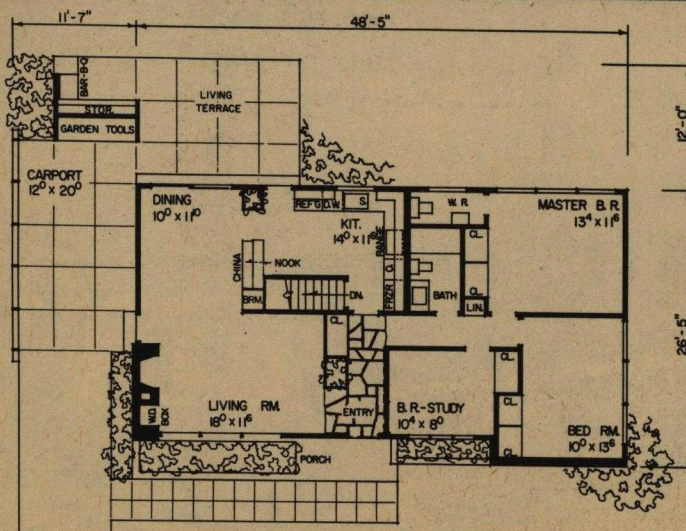
- DELIGHTFULLY DIFFERENT
- LOW-PITCHED OVERHANGING ROOF
- FRAME AND STONE VENEER
- SLOPING CEILINGS
- FORMAL-INFORMAL LIVING AREA
- CHEERFUL BREAKFAST NOOK
- EXTRA WASHROOM, LAUNDRY AREA
- TWO FULL BATHS
- COVERED SLEEPING PORCH
- DRAMATIC FRONT ENTRY HALL

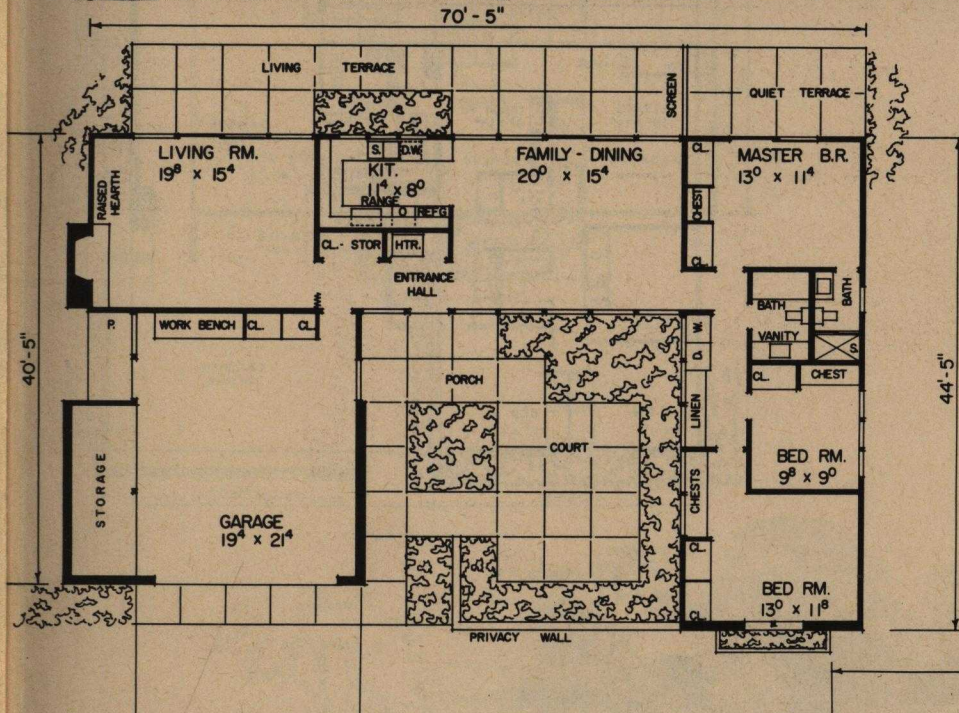
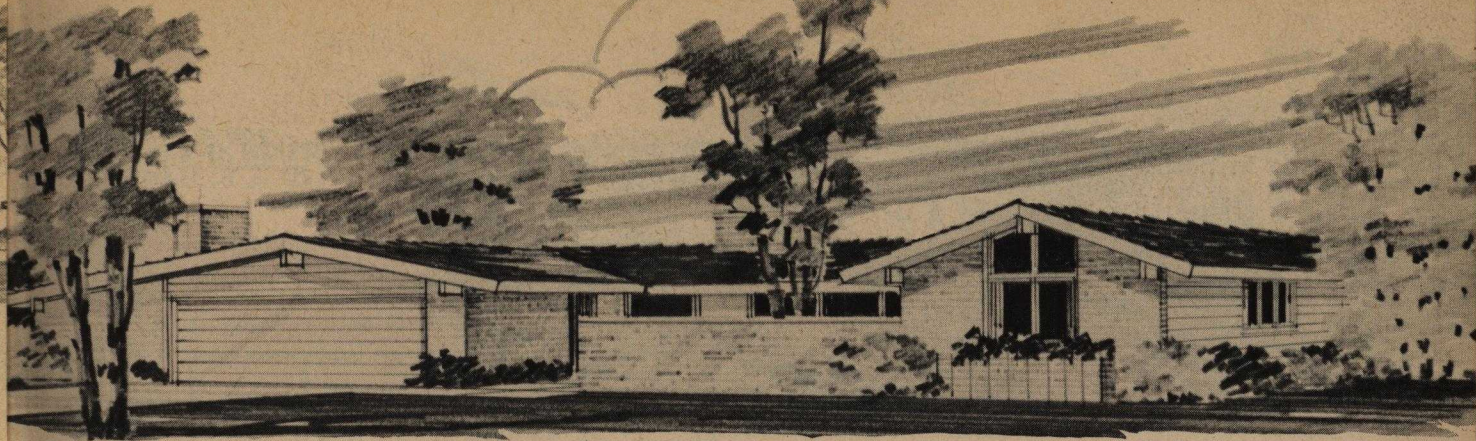


DESIGN G 592

1,164 sq. ft., 20,370 cu. ft.

- LOW COST CONSTRUCTION
- REFRESHINGLY CONTEMPORARY
- COMPACT, EFFICIENT PLAN
- SLOPING CEILING—LIVING AREAS
- THREE BEDROOMS, EXTRA WASHROOM
- KITCHEN NOOK SPACE
- BUILT-IN COOK EQUIPMENT
- FREEZER, DISHWASHER SPACE
- SEPARATE, FORMAL DINING
- INTERIOR PLANTERS
- GLASS DOORS TO TERRACE
- OUTDOOR STORAGE UNITS
- LIVING TERRACE WITH BAR-B-Q
- ATTACHED CARPORT, BASEMENT



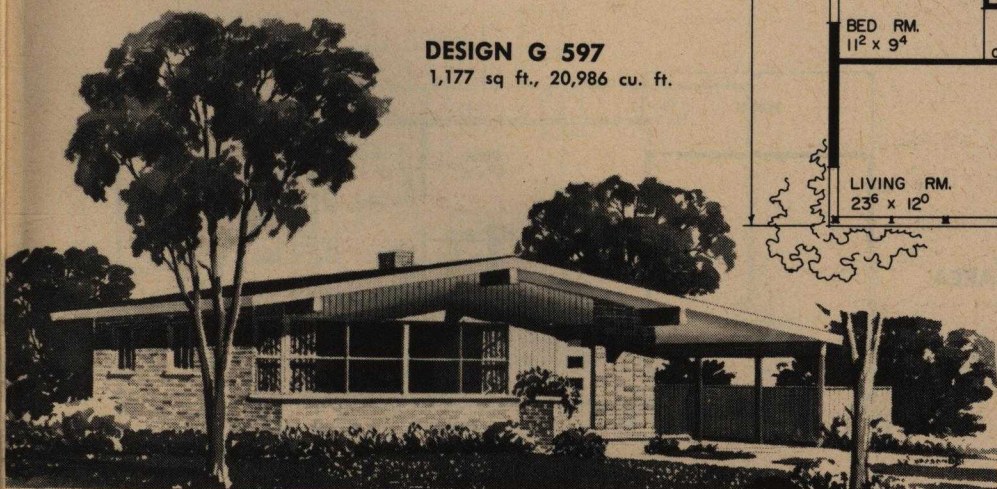
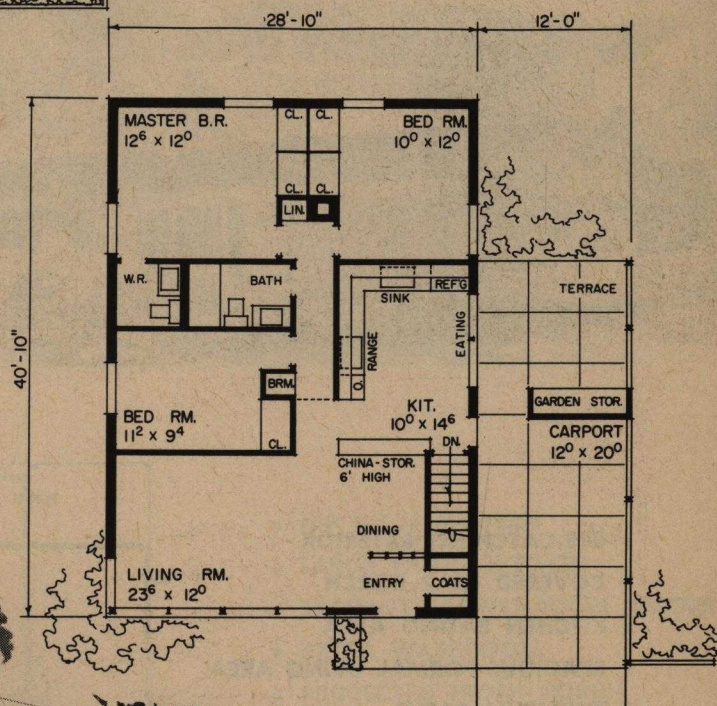


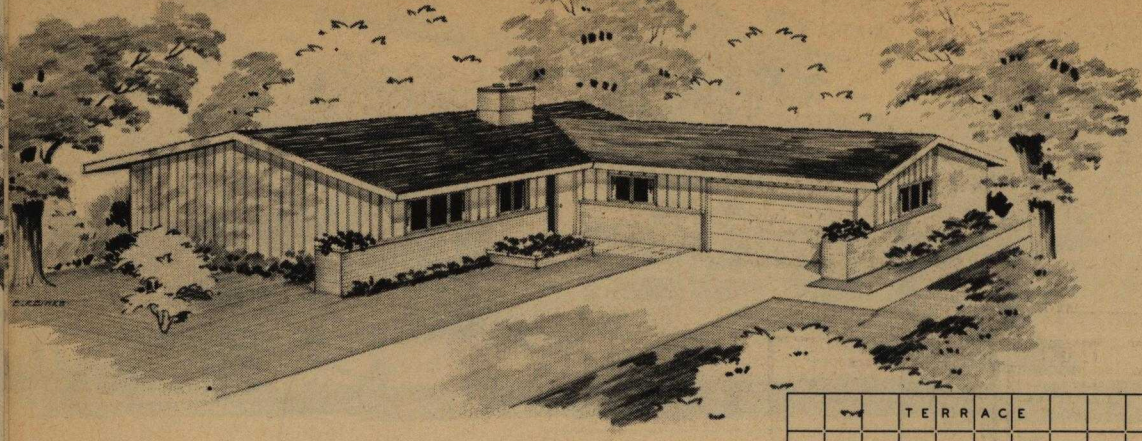
DESIGN G 947
1,536 sq. ft., 14,792 cu. ft.

- U-SHAPED CONTEMPORARY
- PRIVATE FRONT COURTYARD
- MULTI-PURPOSE REAR TERRACE
- DISTINCTIVE BEDROOM WING
- TWO FULL BATHS
- PRACTICAL STORAGE WALL
- EFFICIENT KITCHEN

- FOR NARROW SITE
- SLOPING CEILINGS
- KITCHEN EATING SPACE
- FORMAL DINING AREA
- EXTRA WASHROOM
- FUNCTIONAL CARPORT, TERRACE
- FULL BASEMENT

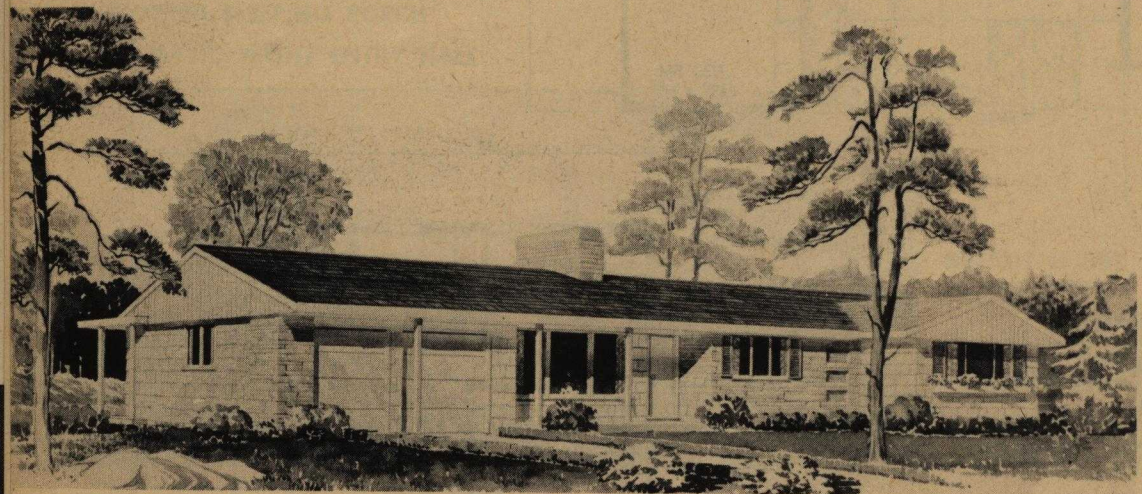
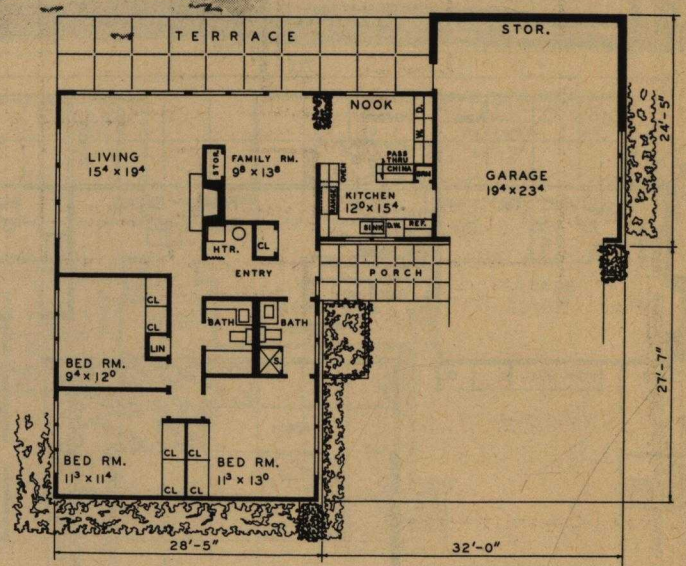
DESIGN G 597
1,177 sq ft., 20,986 cu. ft.





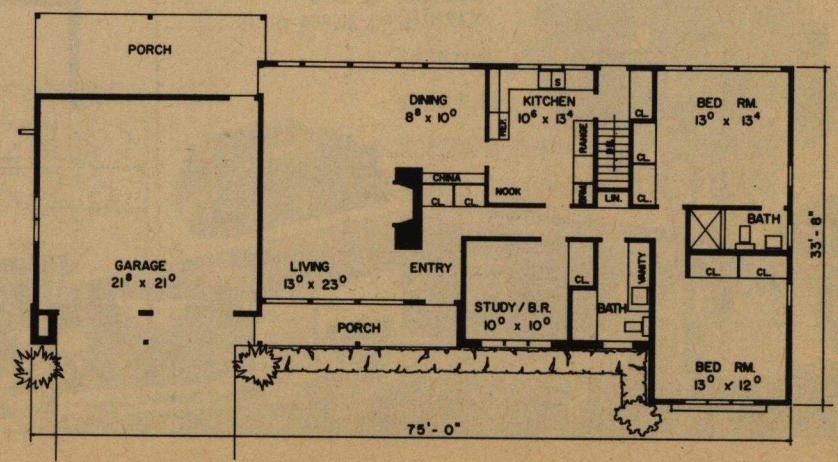
DESIGN G 834
1,438 sq. ft., 15,620 cu. ft.

- FLEXIBLE SITE ORIENTATION
- SPACIOUS, CHEERFUL INTERIOR
- ZONED FOR EFFICIENCY
- CONVENIENT WORK CENTER
- ALL-PURPOSE FAMILY ROOM
- QUIET FORMAL LIVING ROOM



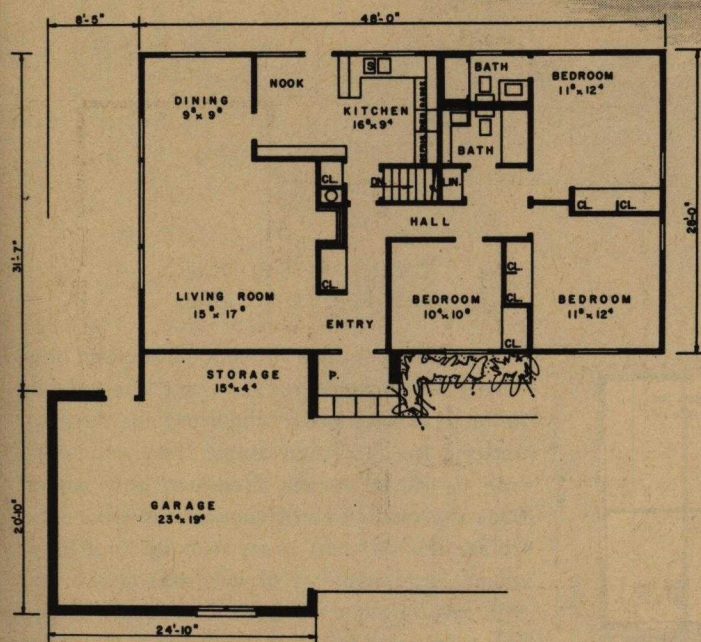
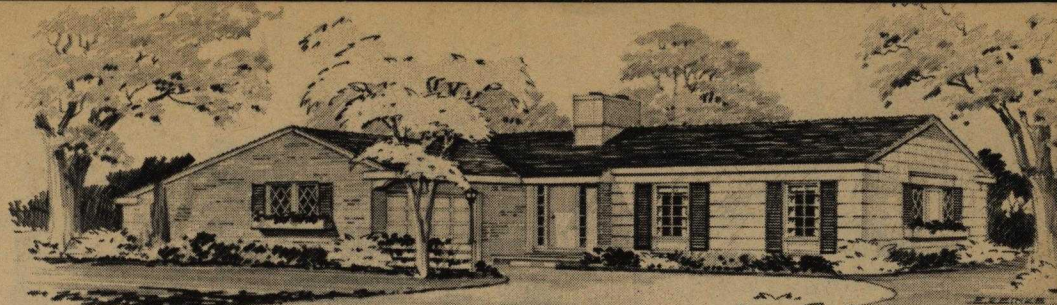
DESIGN G 407
1,484 sq. ft., 27,602 cu. ft.

- EYE-CATCHING EXTERIOR
- COVERED REAR PORCH
- KITCHEN EATING AREA
- SPACIOUS FORMAL LIVING AREA
- TWO FULL BATHS
- ATTACHED GARAGE, BASEMENT

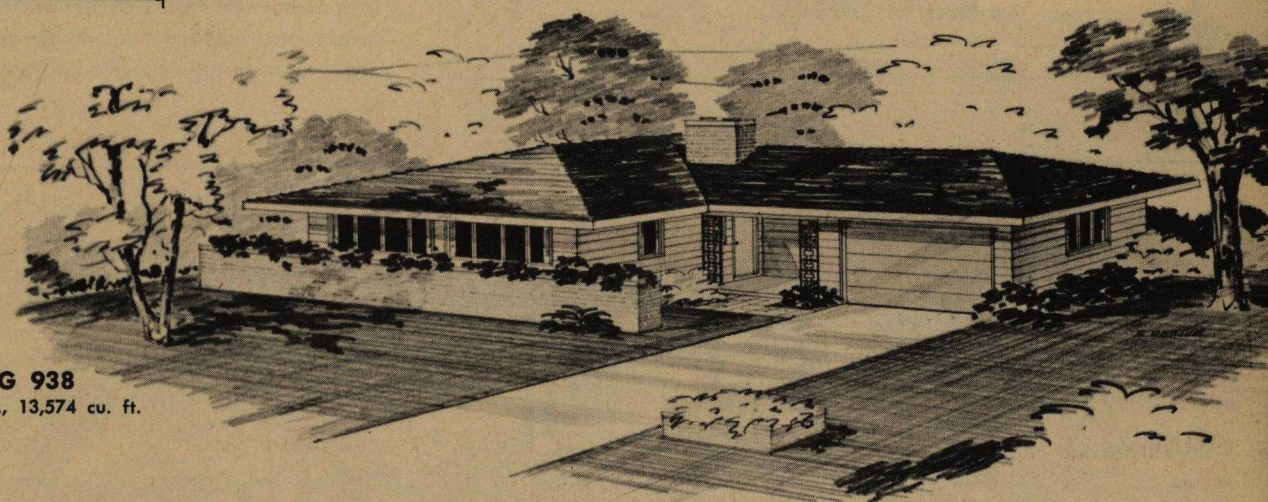


DESIGN G 902

1,349 sq ft., 26,423 cu. ft.

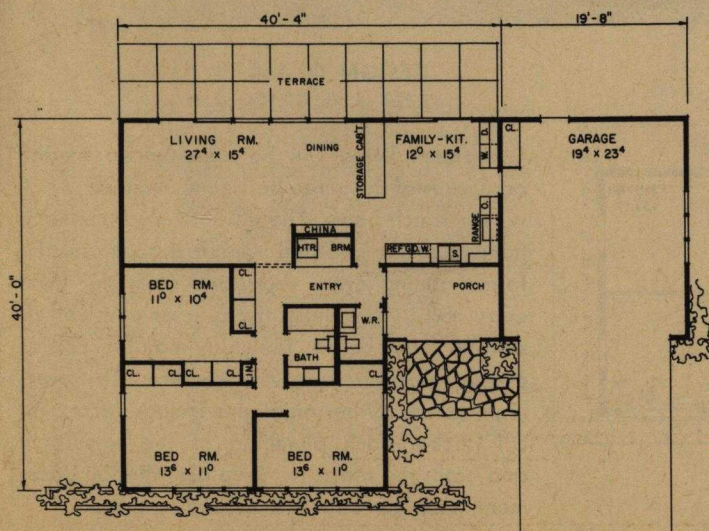


- TRADITIONAL L-SHAPE
- EXCELLENT TRAFFIC PATTERNS
- BACK-TO-BACK PLUMBING
- BUILT-IN CHINA, VANITY
- FULL BASEMENT
- GARAGE BULK STORAGE

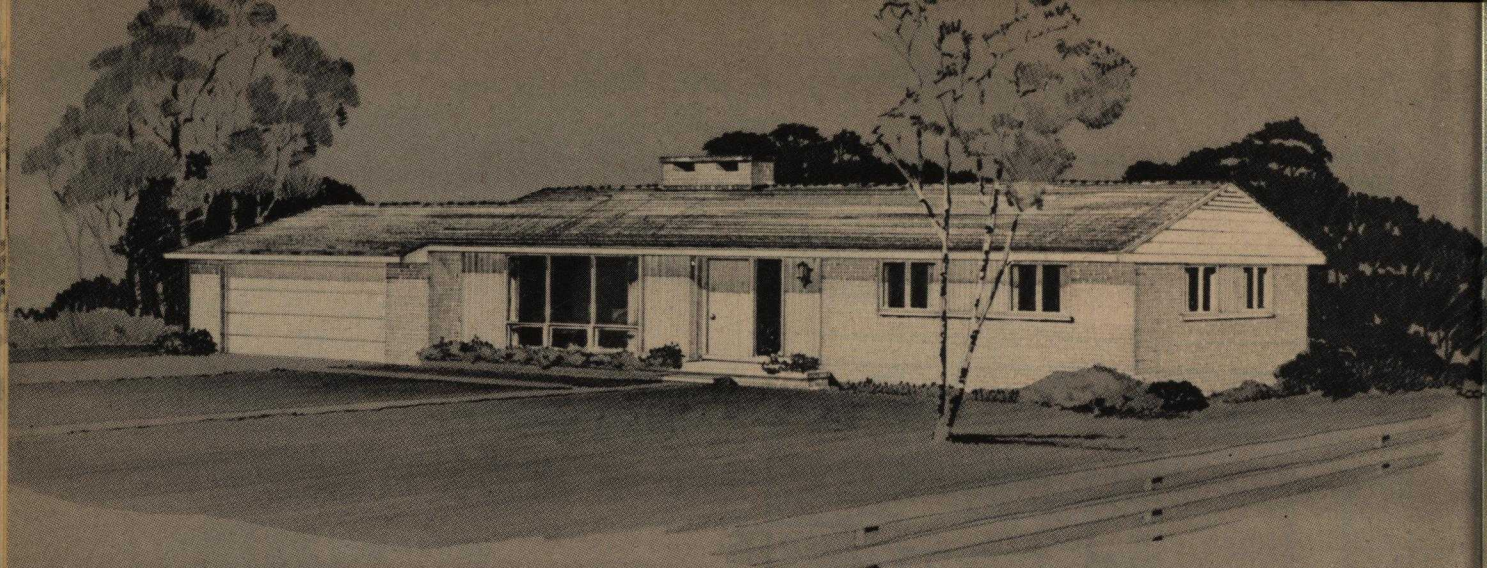


DESIGN G 938

1,324 sq ft., 13,574 cu. ft.

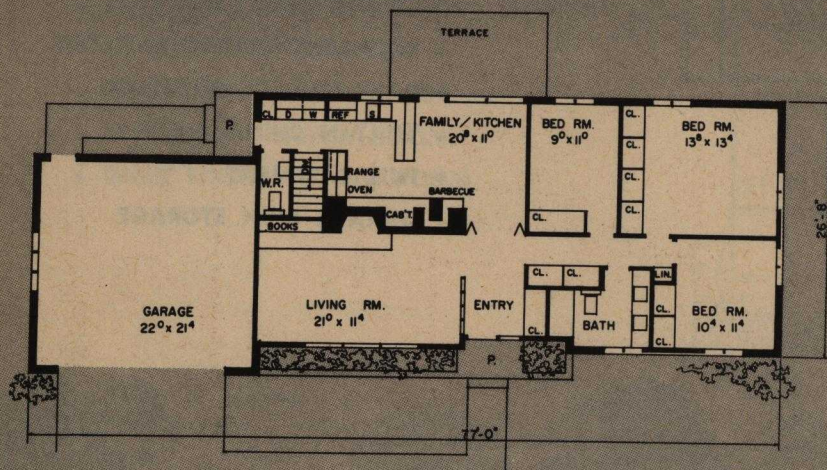


- HIP ROOF MODERN
- LARGE FAMILY-KITCHEN
- STORAGE CABINET ROOM DIVIDER
- EXTRA WASHROOM
- PROTECTED FRONT PORCH
- CAPTIVATING EXTERIOR PLANTER

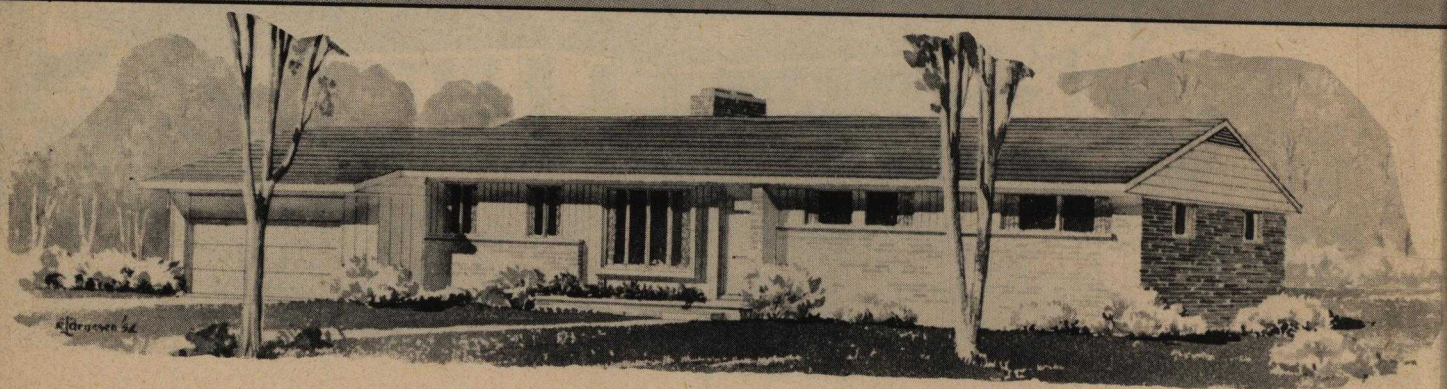


DESIGN G 810

1,437 sq. ft., 27,311 cu. ft.

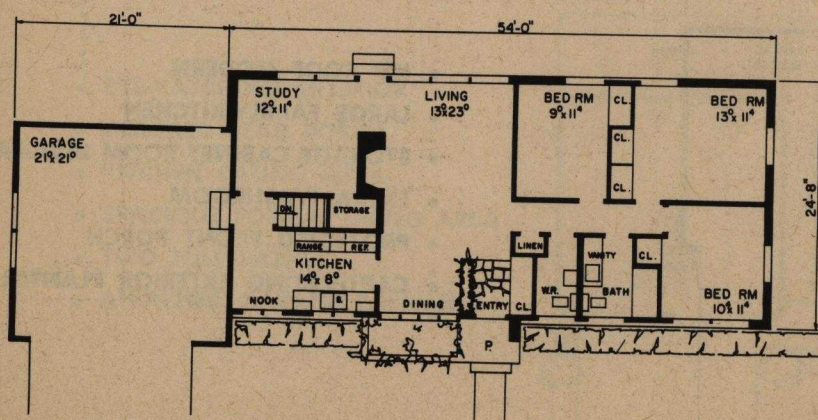


The center entrance of this attractive brick veneer ranch home routes traffic conveniently to the three main areas—the living, the sleeping, and the family-kitchen areas. The living room, with its raised hearth fireplace, and built-in book shelves, is free of unnecessary cross-room traffic. The sleeping area, with its three bedrooms, features plenty of wardrobe closets and twin lavatories in the bath. The family-kitchen is spacious and has a barbecue unit. The extra washroom, laundry equipment, and basement stairs are strategically located.

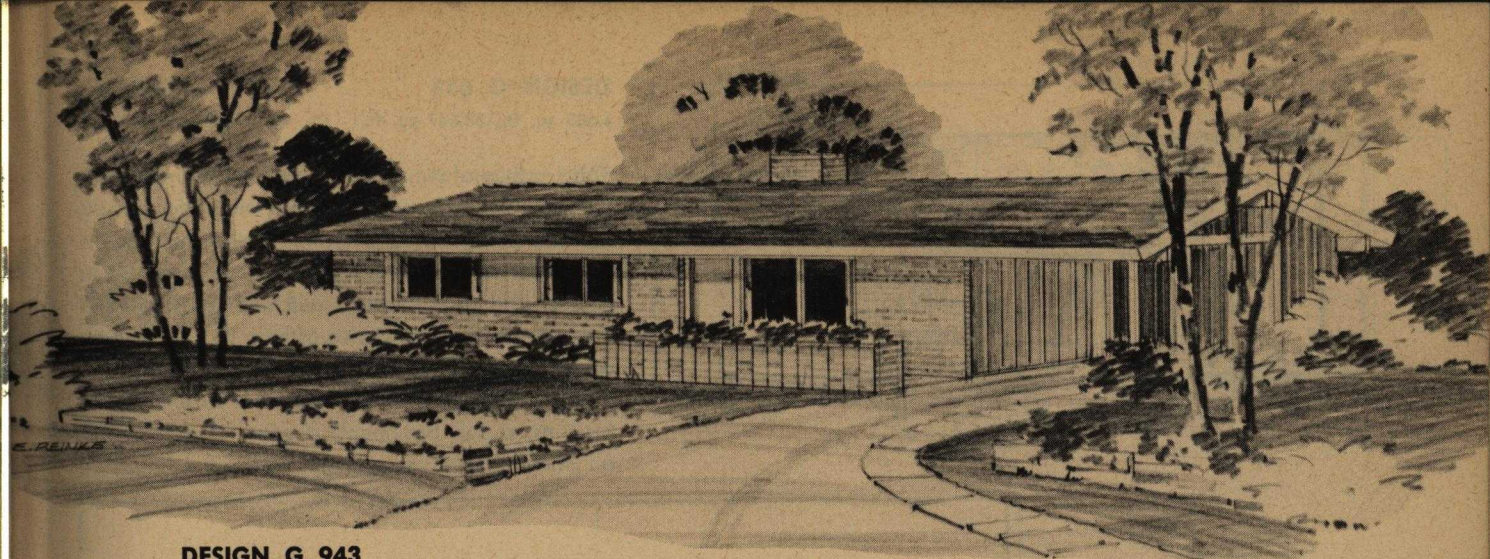


DESIGN G 448

1,328 sq. ft., 23,904 cu. ft.



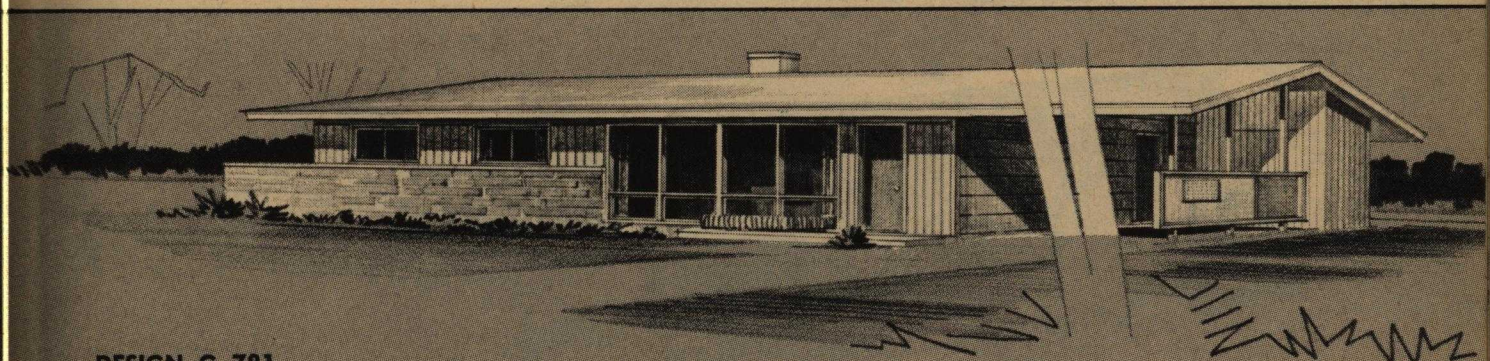
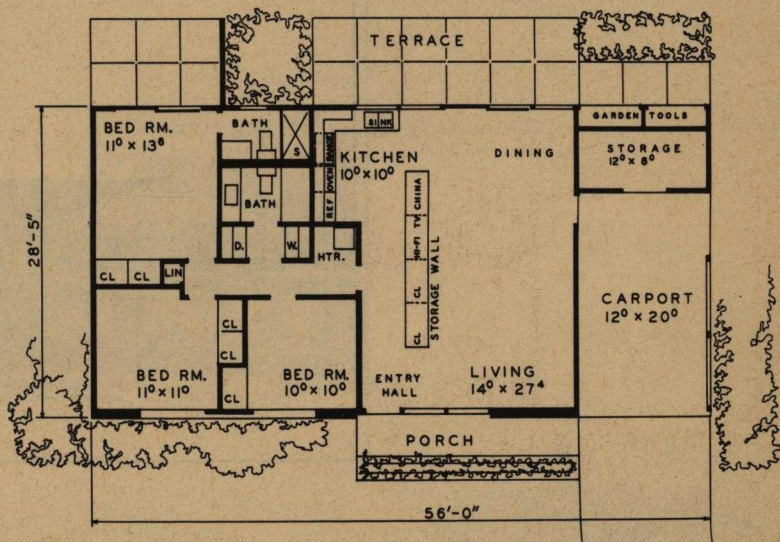
Convenient living will be experienced by the occupants of this three bedroom, 1½ bath, brick veneer ranch home. The efficient work center is flanked by the informal breakfast nook and the formal dining area, separated from the front entry hall by the delightful planter unit with its storage space below. The study may function as a multi-purpose room—for reading, TV, overnight guests. Other highlights include: economical back-to-back plumbing of the washroom and bath; the attractive fireplace; the full basement, and the attached two car garage.



DESIGN G 943

1,232 sq. ft., 12,726 cu. ft.

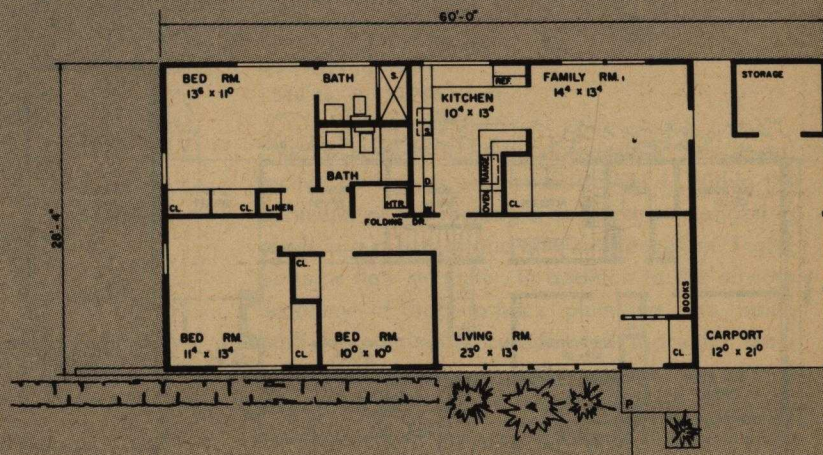
Here is a simple, economically built rectangle with exceptional exterior appeal and a cleverly planned interior. The overhanging, unbroken roof line helps maintain that low-slung effect. Only the front exterior highlights the use of brick, while the massive planter catches the eye and creates much interest around the front entrance. Upon entering the front door one experiences the distinct feeling of space. This results from the sloping ceilings and the open planning of the living-dining-kitchen areas. Two baths and plenty of storage facilities also help make this an outstanding design.

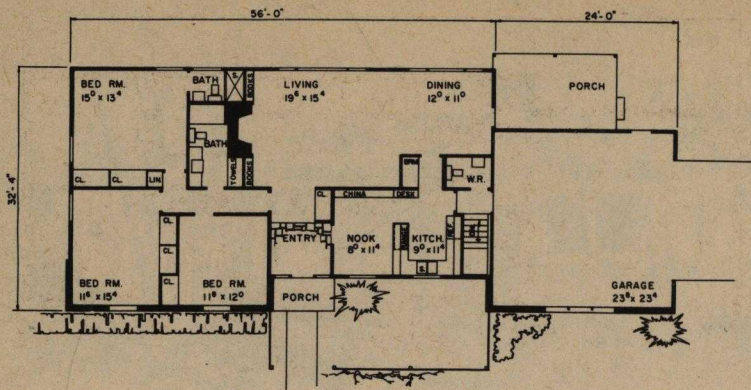


DESIGN G 781

1,358 sq. ft., 13,349 cu. ft.

The low, sweeping lines of the exterior make this compact house look bigger than it really is. The wide overhang shades the glass wall of the living room in summer and allows the low winter sun to brighten the room in cold weather. Plumbing for the two baths, the kitchen and laundry have been concentrated to economize on plumbing installation. The kitchen has plenty of counter and cupboard space and allows for the convenient location of the washer and dryer. The family room will function admirably when dining formally or informally. Not the carport bulk storage room.

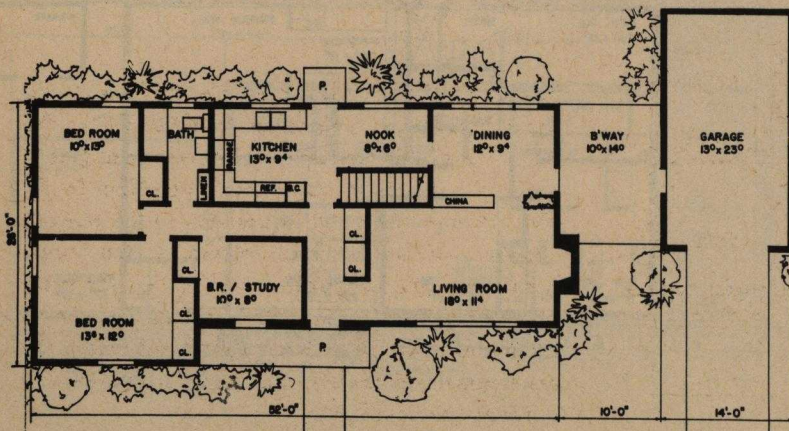
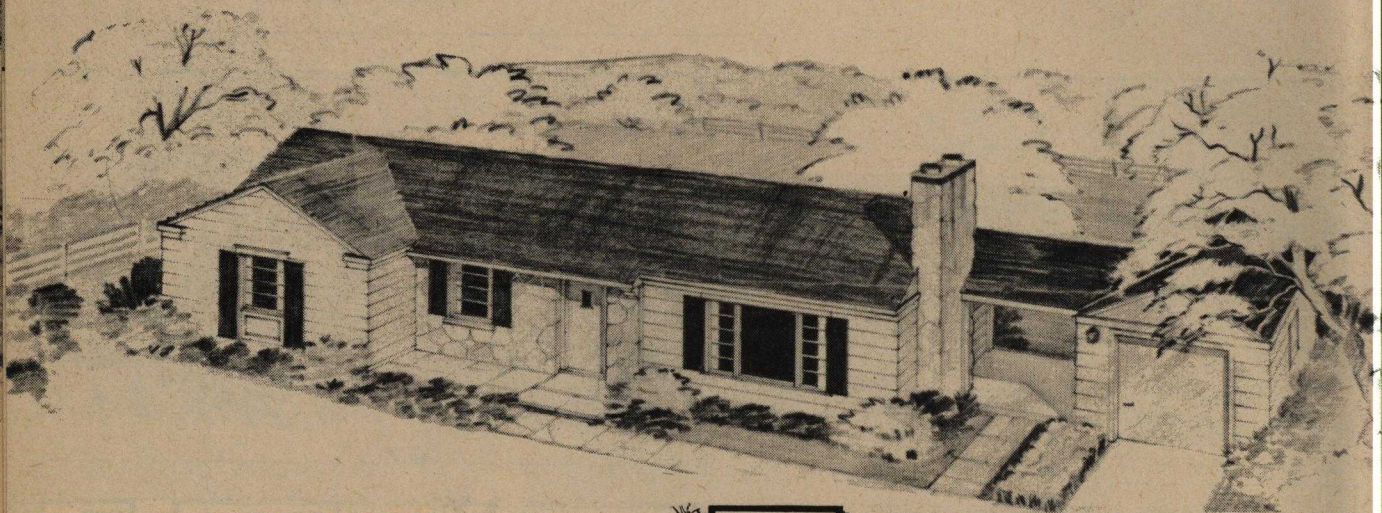
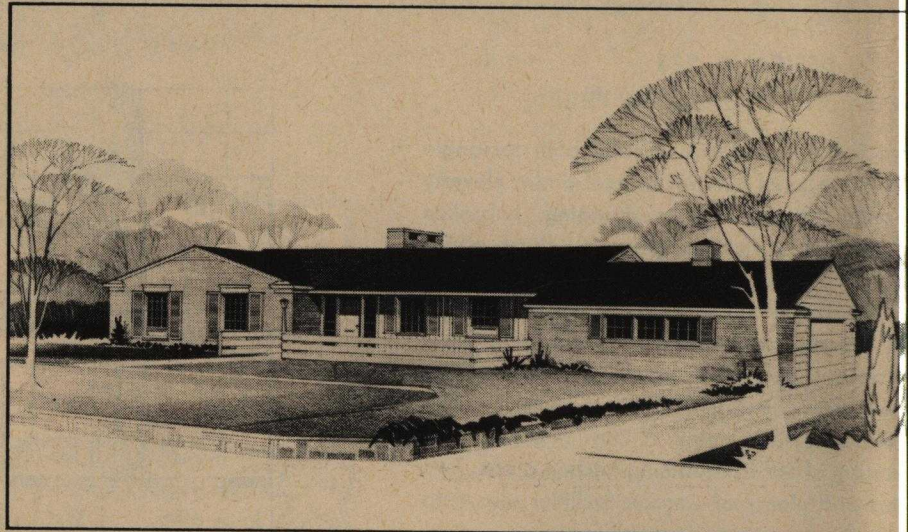




DESIGN G 658

1,688 sq. ft., 33,649 cu. ft.

This traditional ranch home has a most interesting exterior. The projecting bedroom wing and garage, the interesting window treatment, the shutters, the delightful fence and lamppost all contribute to the charm. The floor plan is outstanding because it incorporates the features so often sought by today's active families. There are 2½ baths, formal and informal dining areas, plenty of closets, many built-ins, a full basement, a covered porch, and an attached two car garage.



DESIGN G 262

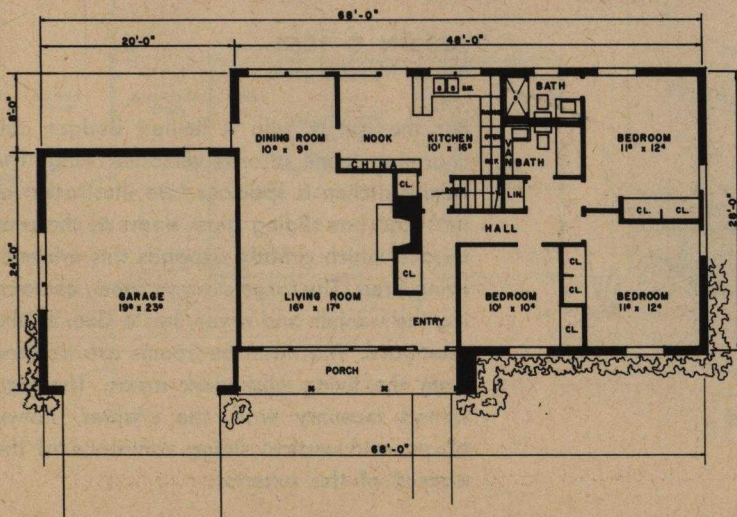
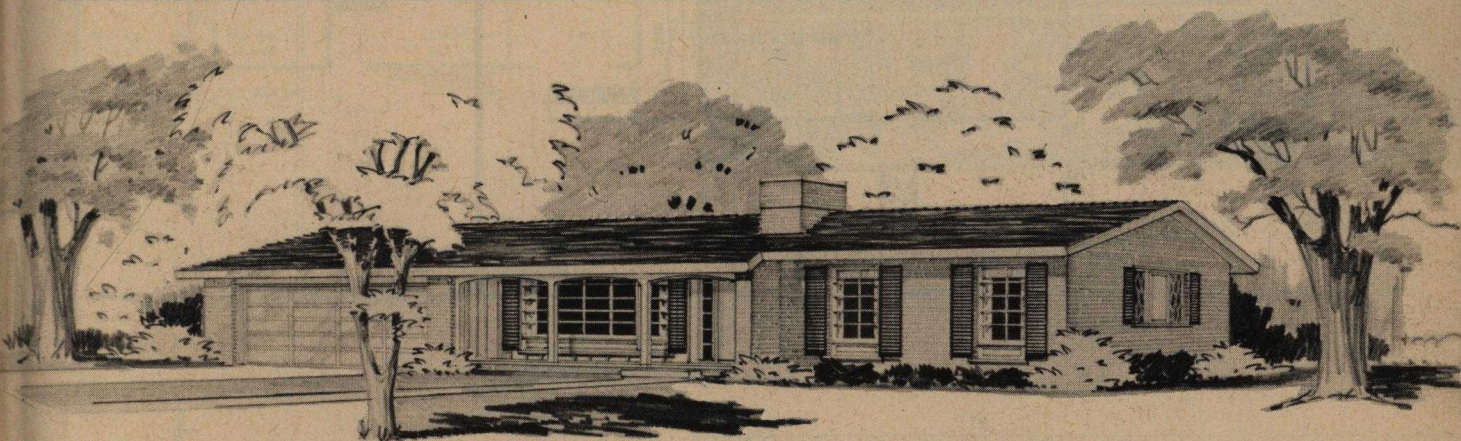
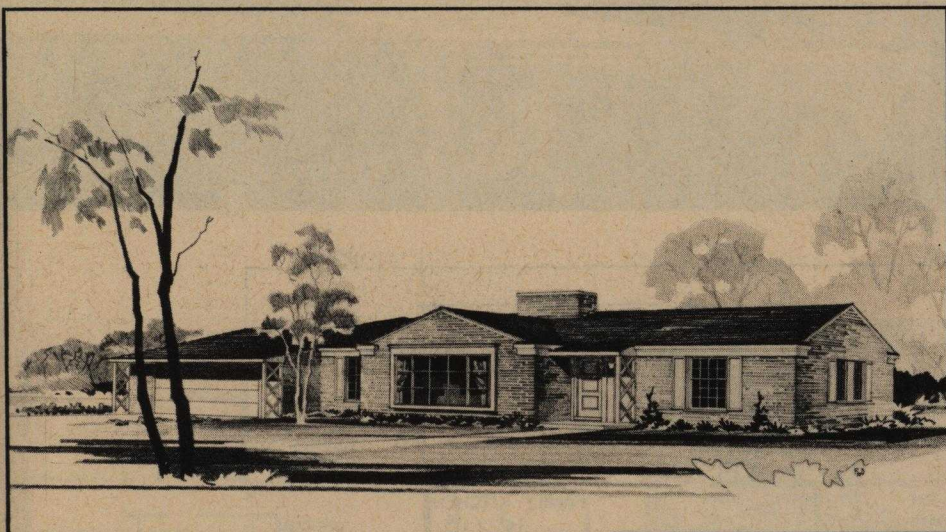
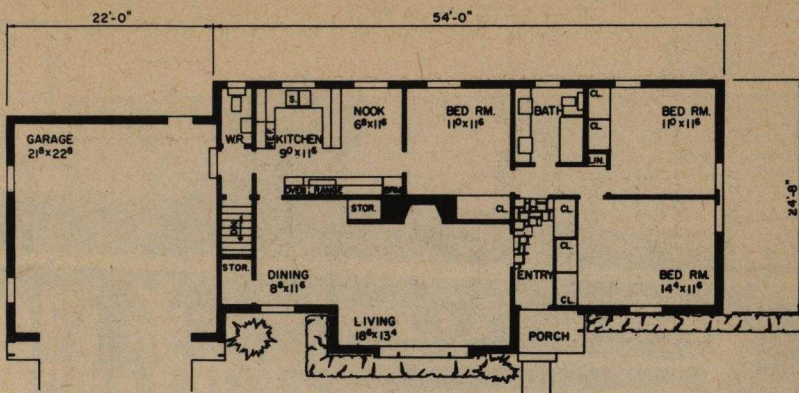
1,207 sq. ft., 20,502 cu. ft.

An efficient U-shaped kitchen, a roomy breakfast nook, a fireplace, a living room separated from the spacious dining area by a china and indoor plant box, and excellent traffic circulation make this an interior one in which you will want to live. This exceptional livability in only 1,207 sq. ft. The breezeway could be enclosed to provide a family room, an extra washroom, and a first floor laundry area. The split fieldstone, the picture window and breezeway enhance its exterior beauty.

DESIGN G 710

1,411 sq. ft., 26,231 cu. ft.

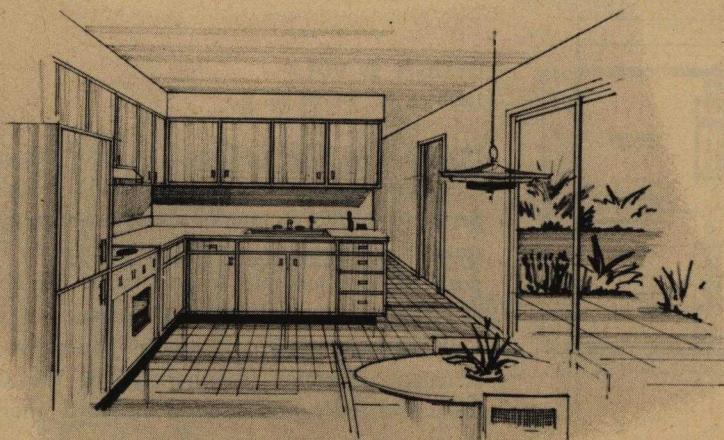
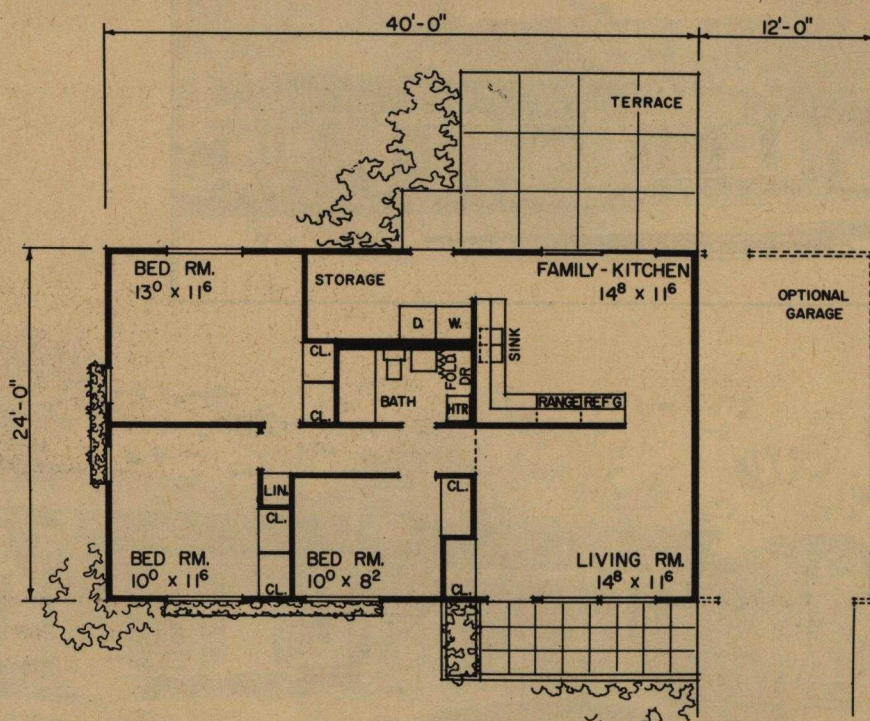
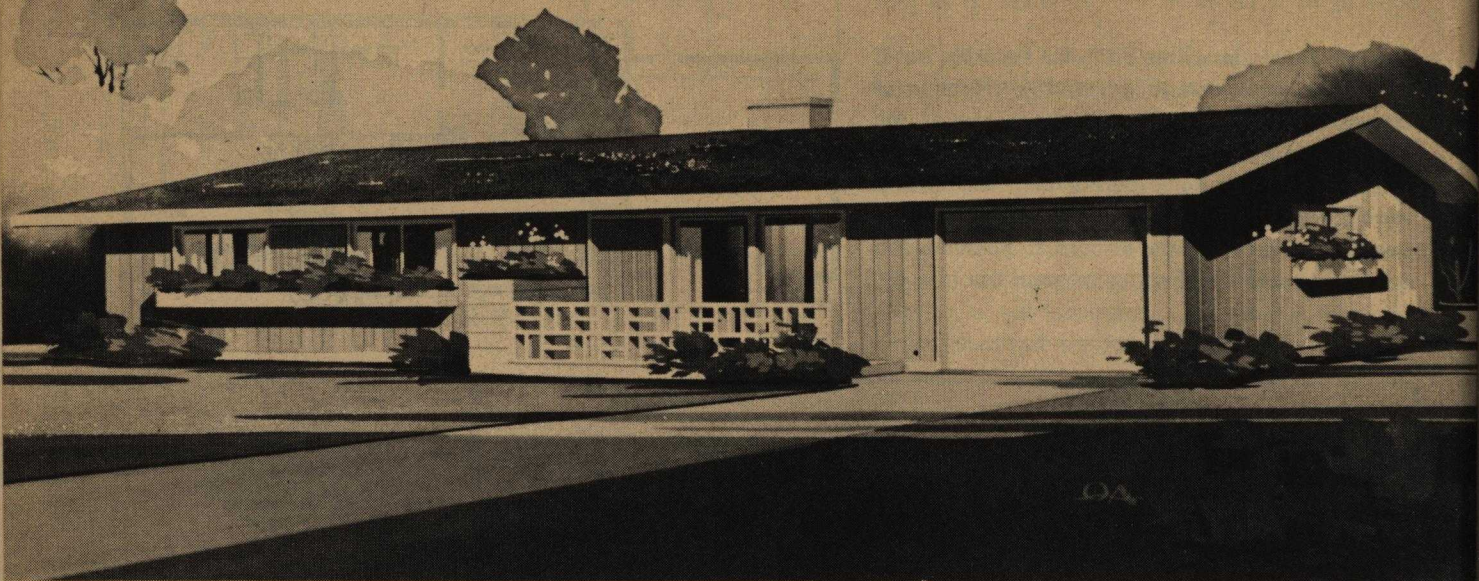
The twin lavatories of the bath, the separate nook, the built-in oven and range, and the location of the washroom and basement stairs just inside the service entrance, are all features that help make the interior of this home outstanding. The walk-in storage closet of the dining area is just another example illustrating how Richard B. Pollman puts every available bit of space to good use.



DESIGN G 901

1,386 sq. ft., 24,756 cu. ft.

This 28 x 48 foot traditional design, plus its attached garage, is economical to build. Within the perimeter of this rectangle, rooms are arranged to result in a practical and efficient floor plan. Traffic patterns flow smoothly. In addition to the obvious economy of back-to-back plumbing, the inside bath frees valuable outside wall space for more practical utilization in other rooms. The dining room and nook area open to the yard where the development of terraces will result in fine indoor-outdoor relationships.



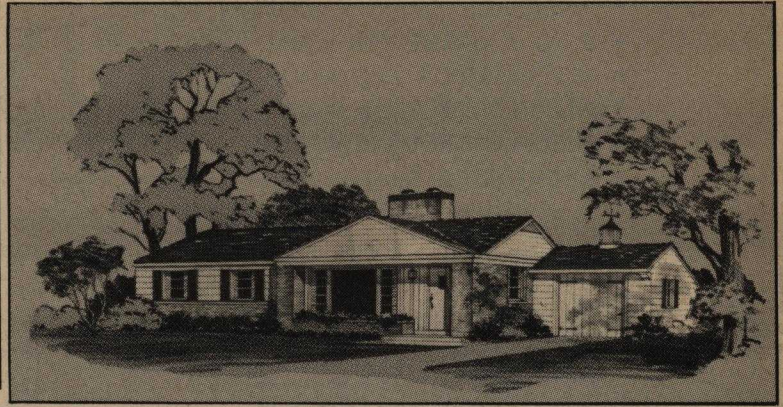
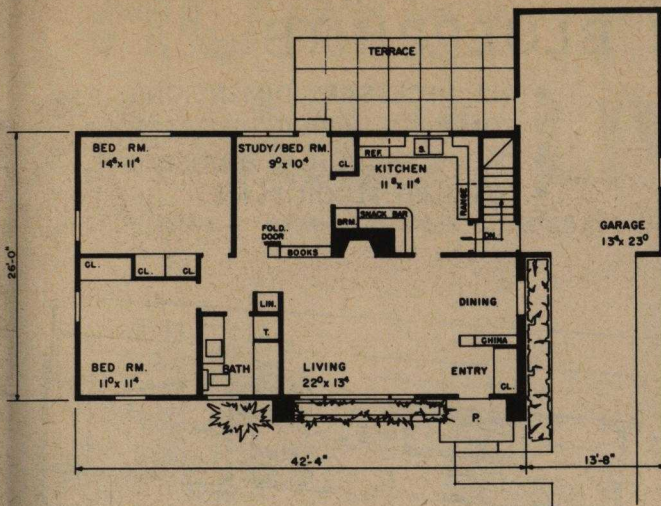
DESIGN G 1064

960 sq. ft., 9,754 cu. ft.

For the family with a limited budget, this charming home affords versatile living. The family-kitchen is spacious (see illustration at left) and has sliding glass doors to the rear terrace which greatly expands this informal living area. The large storage room, containing the washer and dryer, has a door to the rear yard. The three bedrooms are isolated from the living and work areas. The patterned masonry wall, the planter, flower boxes, and vertical siding contribute to the appeal of this exterior.

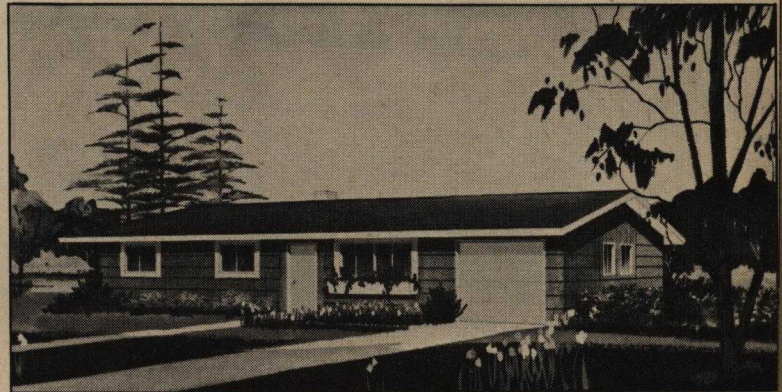
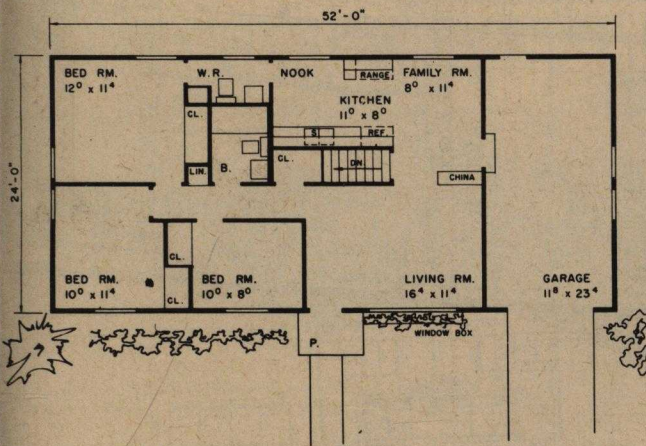
DESIGN G 605

1,109 sq. ft., 21,016 cu. ft.



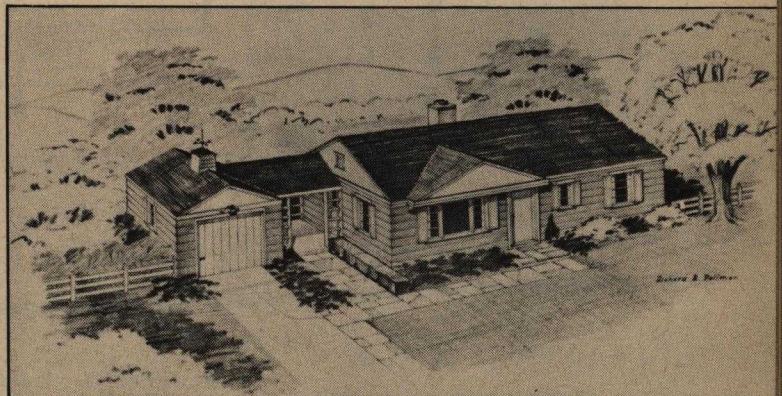
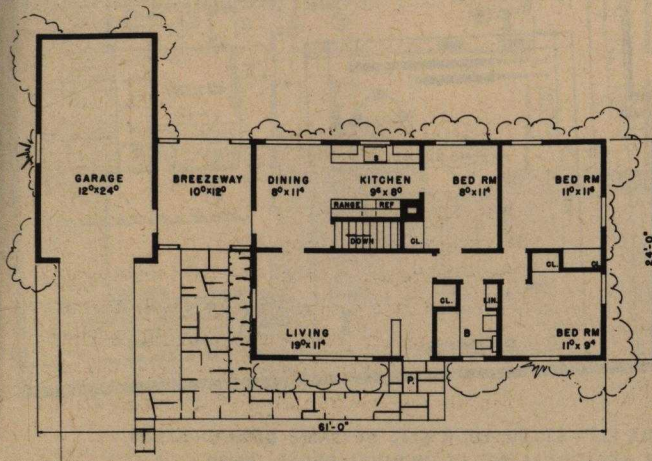
DESIGN G 783

960 sq. ft., 16,800 cu. ft.



DESIGN G 263

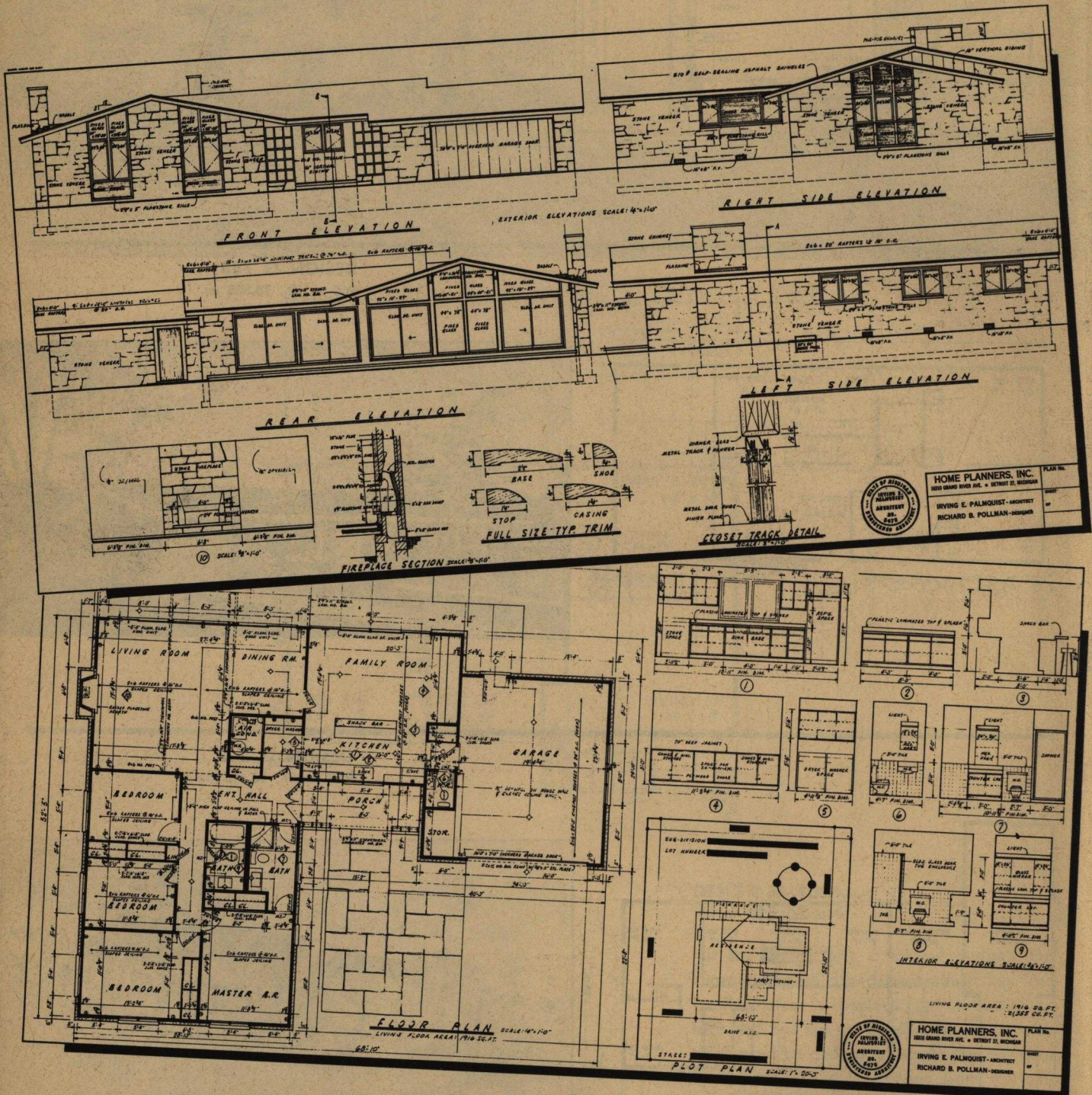
912 sq. ft., 16,416 cu. ft.



THE CONSTRUCTION BLUEPRINTS...

- FIREPLACE, CABINET, CLOSET DETAILS
- 3 TO 6 LARGE "18 x 36" SHEETS
- ALL EXTERIOR ELEVATIONS
- FILL-IN TYPE PLOT PLAN
- MISCELLANEOUS SECTIONS
- ARCHITECT'S SEAL

- ALL NECESSARY DIMENSIONS
- COMPLETE WIRING DIAGRAM
- CROSS SECTION OF HOUSE
- DETAILED FLOOR PLAN



- FOUNDATION PLAN
- INTERIOR ELEVATIONS

BLUEPRINT PRICES: • SINGLE SET—\$20.00; FOUR SETS OF SAME DESIGN—\$35.00;
• EACH ADDITIONAL SET IN ORIGINAL ORDER—\$5.00.

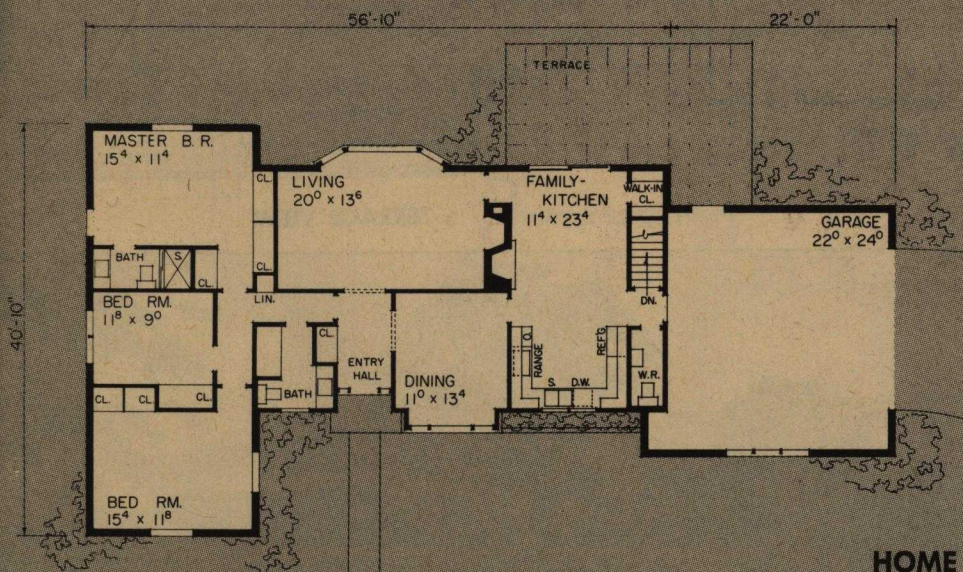
HOMES FOR FAMILY LIVING

DESIGNS FOR

Convenient Living

PORTFOLIO NO. 8

3 BEDROOMS • FAMILY ROOMS • SEPARATE DINING ROOMS •



DESIGN G 1091

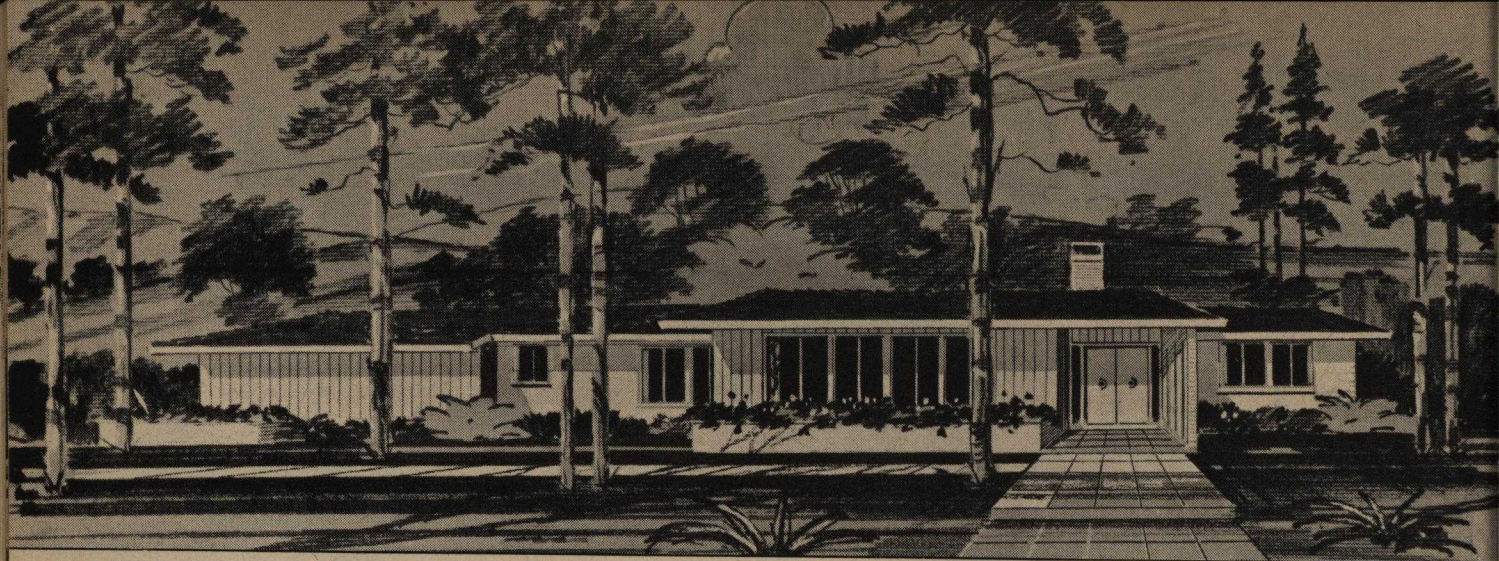
1,661 sq. ft., 28,853 cu. ft.

HOME PLANNERS, INC.

RICHARD B. POLLMAN, DESIGNER

IRVING E. PALMQUIST, A. I. A.

CONSTRUCTION BLUEPRINTS AVAILABLE AT LOW COST

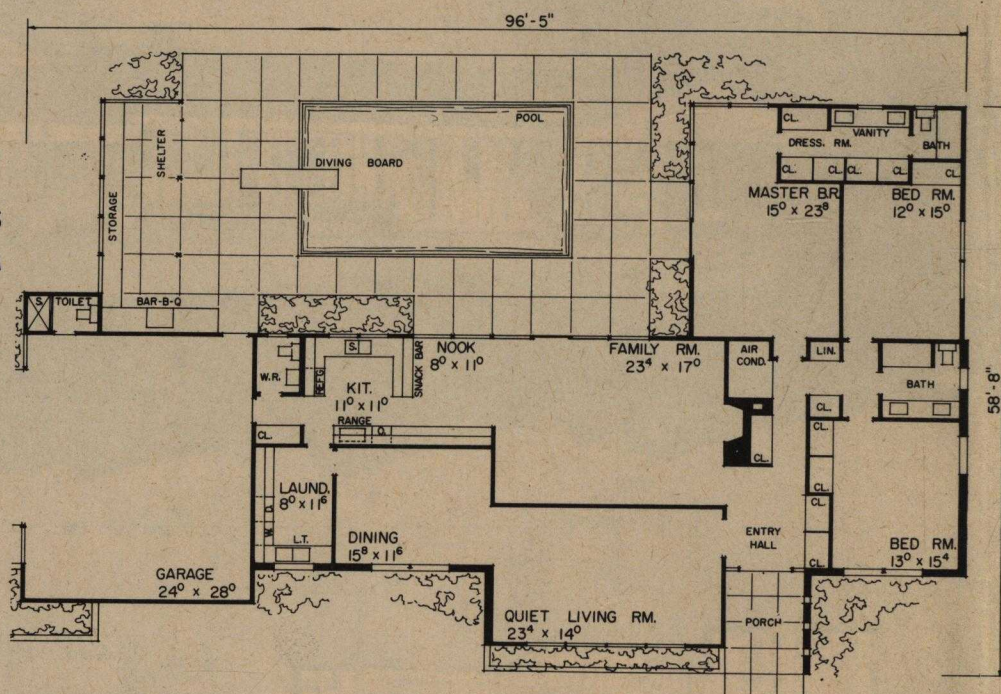


STREET VIEW

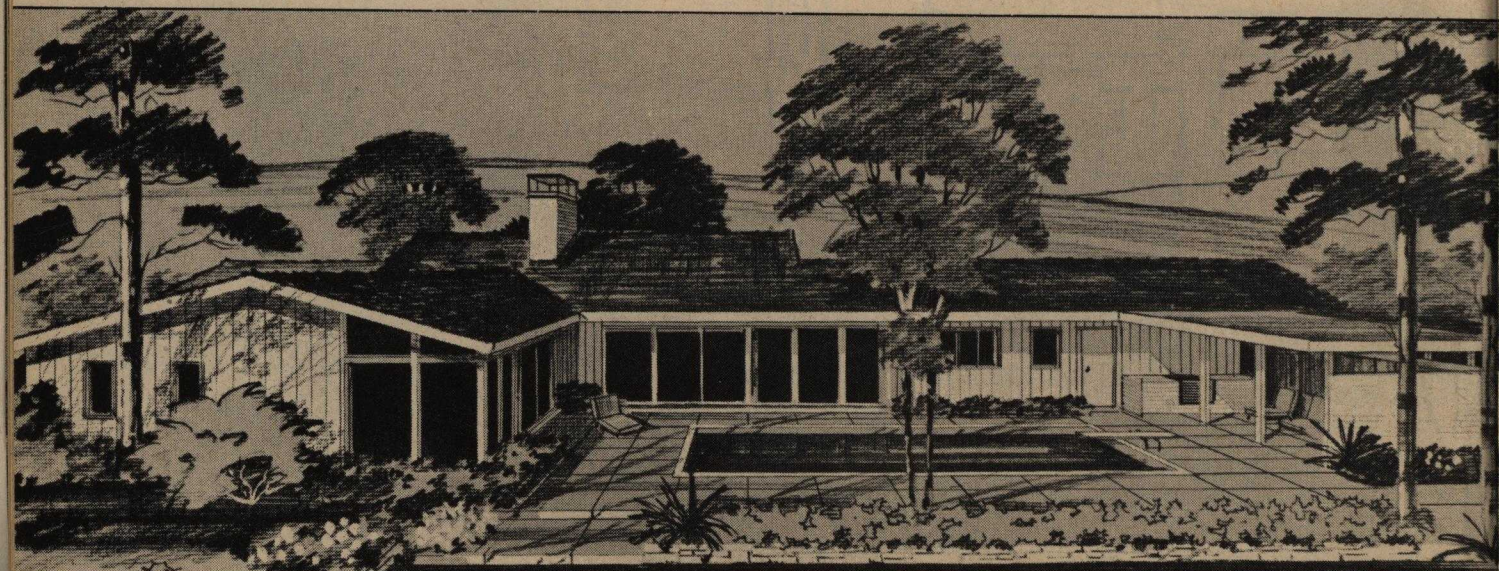
DESIGN G 1067

2,665 sq. ft., 29,819 cu. ft.

- INDOOR-OUTDOOR FUN
- ATTACHED CABANA, BAR-B-Q
- SHOWER ROOM FOR SWIMMERS
- TWO FULL BATHS, WASHROOM
- SEPARATE LAUNDRY ROOM
- REAR, INFORMAL FAMILY AREA
- QUIET LIVING ROOM
- FORMAL DINING ROOM
- THREE LARGE BEDROOMS
- PLENTY OF CLOSETS
- SLOPING CEILINGS
- COVERED FRONT ENTRANCE

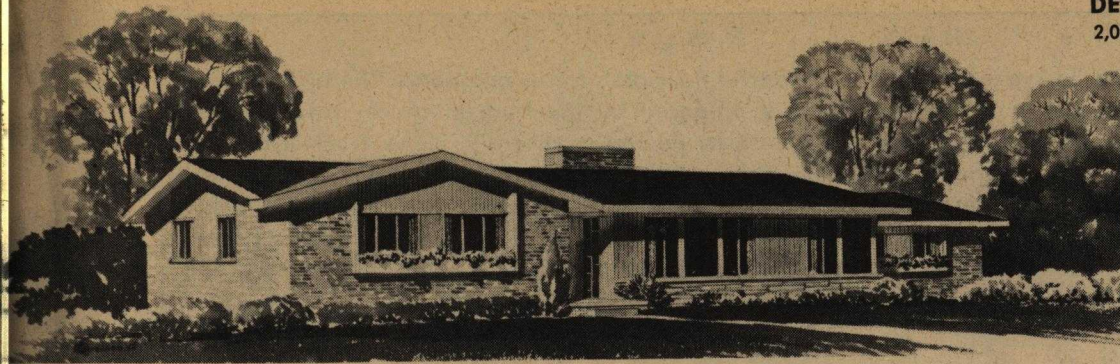


TERRACE VIEW

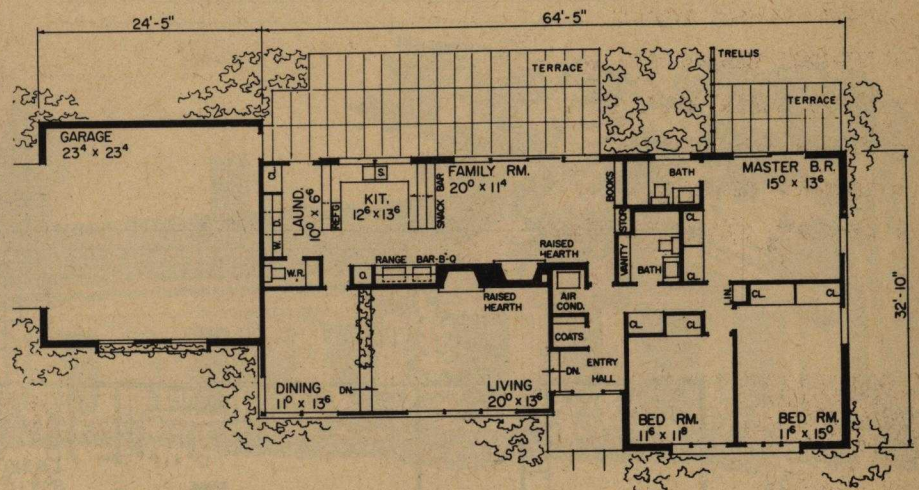
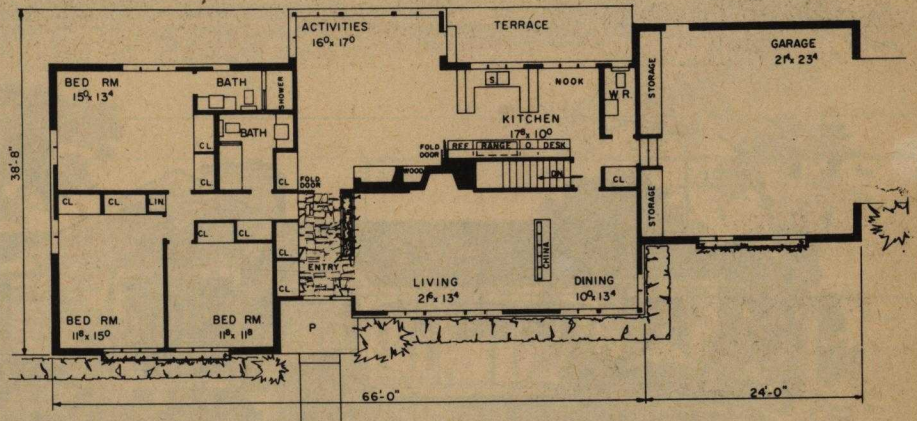


DESIGN G 485

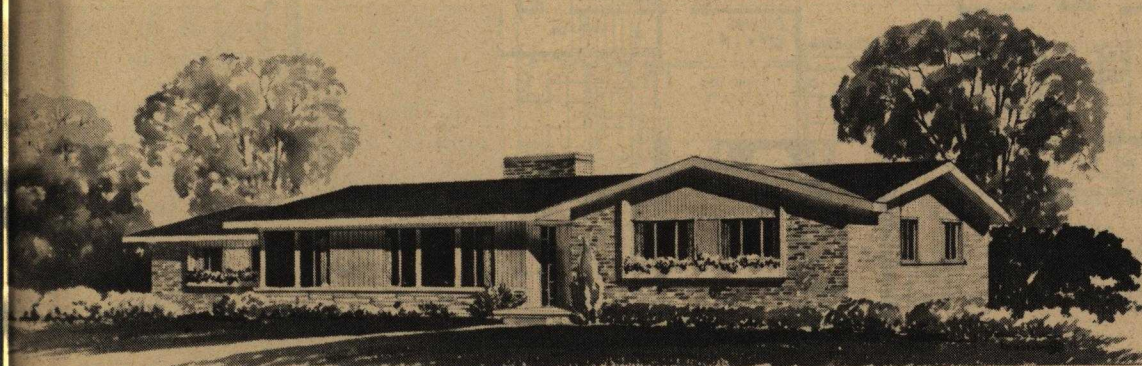
2,082 sq. ft., 38,053 cu. ft.



A case study in floor planning. Here are two designs whose exteriors are almost identical except that they are in reverse of each other. Although Design G 598, below, has no basement, these two designs function in similar fashion. Both designs have flexible traffic patterns large formal and informal living areas; separate dining rooms; two appealing fireplaces; two baths, plus extra washroom; interior built-in planter, and lots of storage. Interesting differences in these designs include the sunken living room, the first floor laundry, and the indoor barbecue unit of G 598; the projecting activities room, the built-in china unit room divider, and the breakfast nook of G 485. Characterizing the pleasing exteriors are the attractive flower boxes; the interesting use of brick, stone and vertical siding, and the wide overhanging roof.

**DESIGN G 598**

1,940 sq. ft., 20,424 cu. ft.

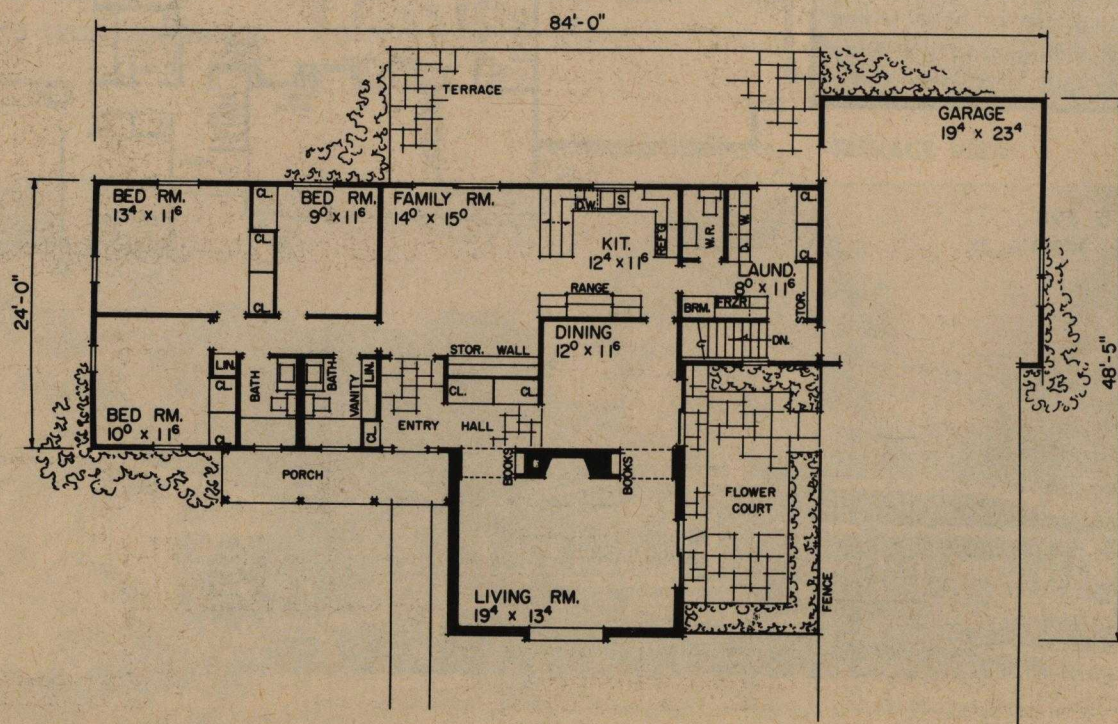
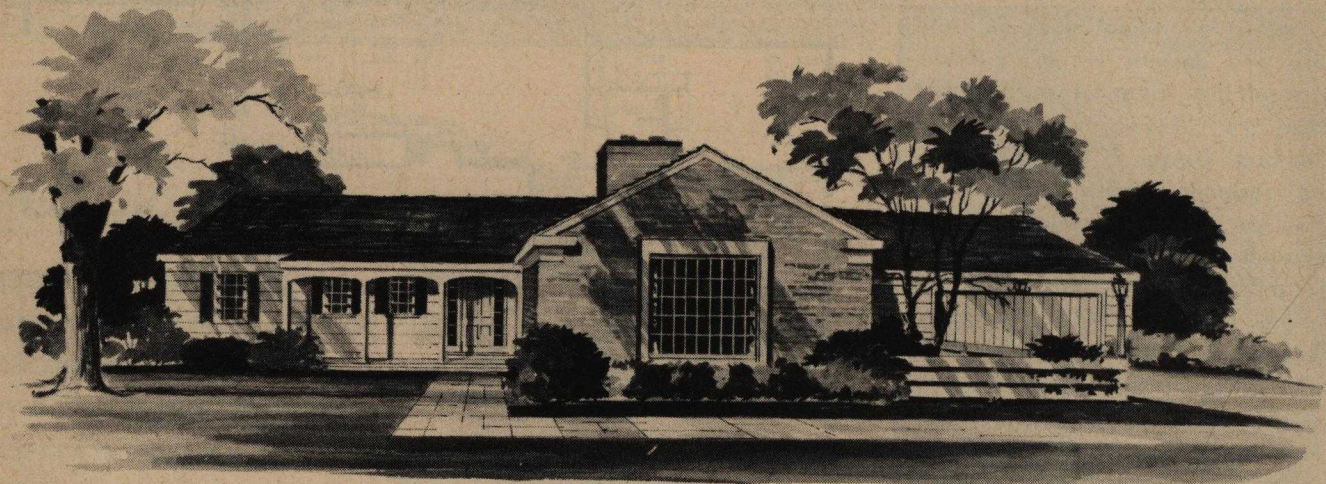


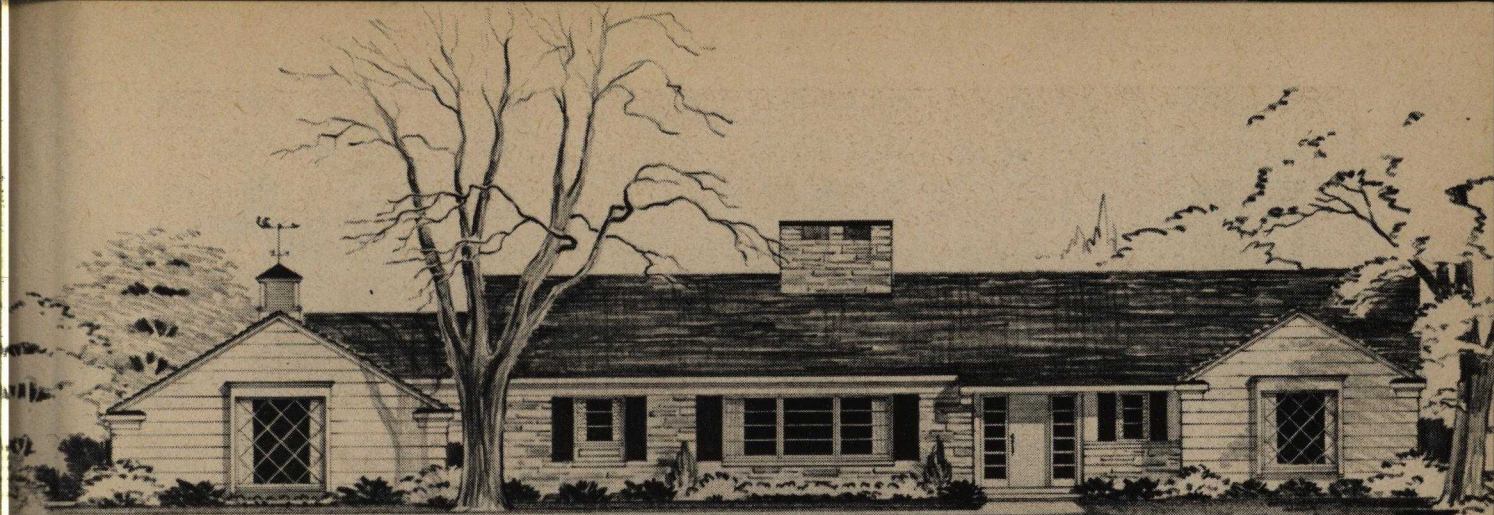
DESIGN G 1176

1,784 sq. ft.

28,135 cu. ft.

An impressive home to passersby and a wonderful floor plan for its occupants. The brick veneer mass of the projecting living room is effectively balanced by the front entrance wing with its covered porch and the two car garage wing with its flower court. Traffic flows freely from the front entry hall. The quiet, formal living room enjoys its full measure of privacy. Sliding glass doors open onto the flower court from both the living and dining rms. The housewife's work center is complete and most efficient. There's the extra washroom, laundry area, freezer space, and an abundance of storage facilities. The family room functions ideally with the kitchen and the rear terrace.

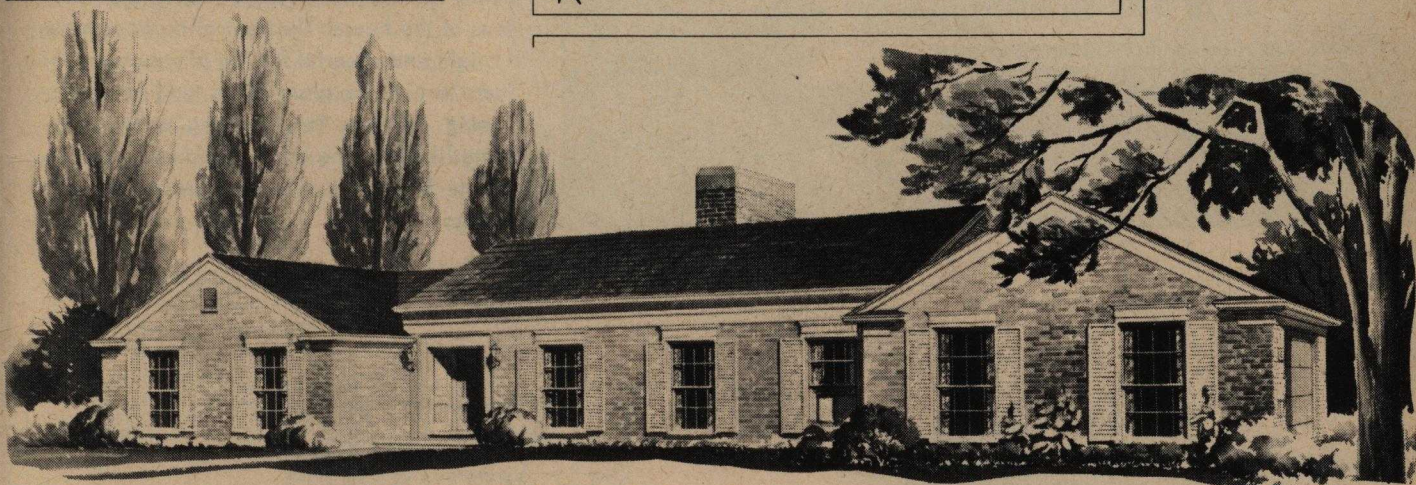
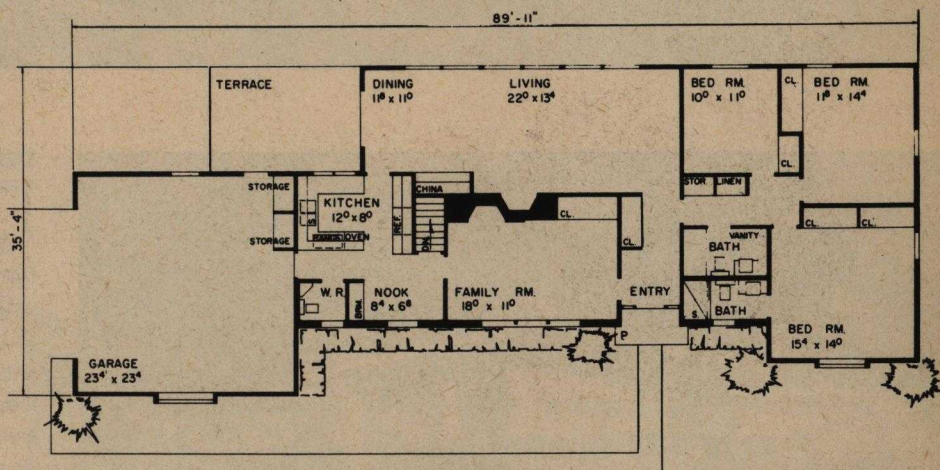




DESIGN G 755

1,832 sq. ft., 36,130 cu. ft.

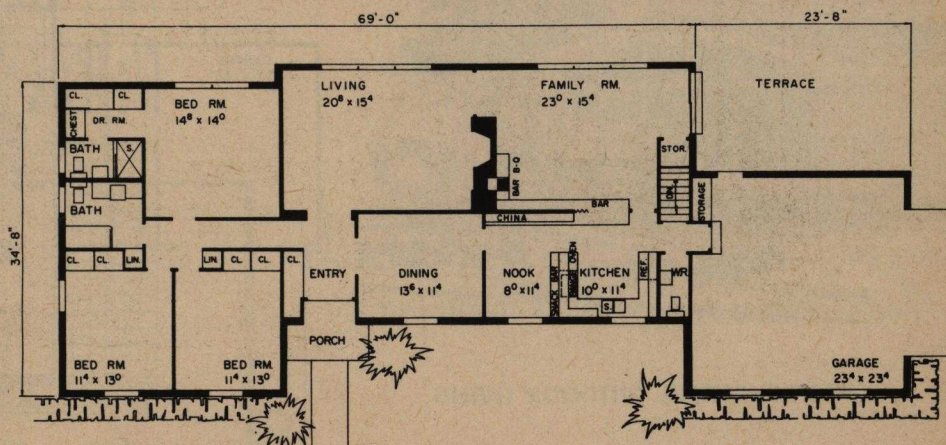
The living habits of your family will be more than adequately taken care of by this three bedroom, two-and-a-half bath home with its truly gracious exterior. Note the family room, the two fireplaces, the two eating areas, and the huge living area. Built-in units are provided for linens, china, brooms, and staples. The garage also features storage units.

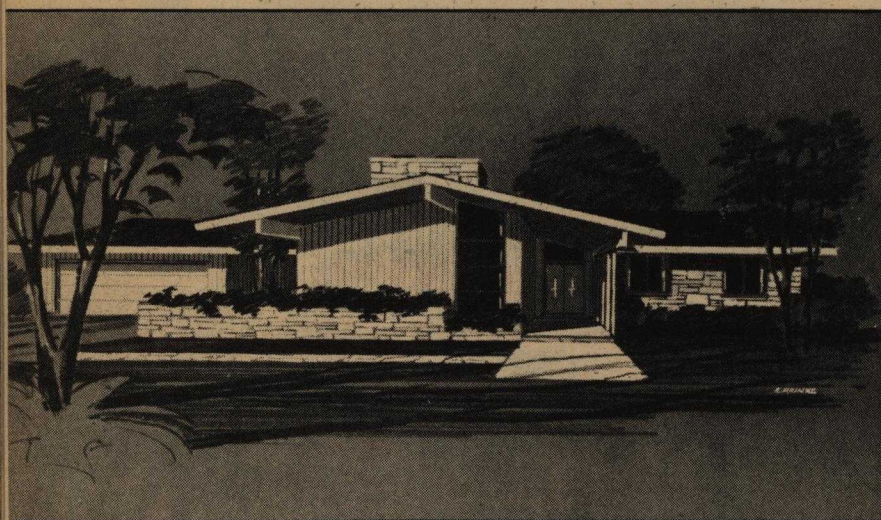
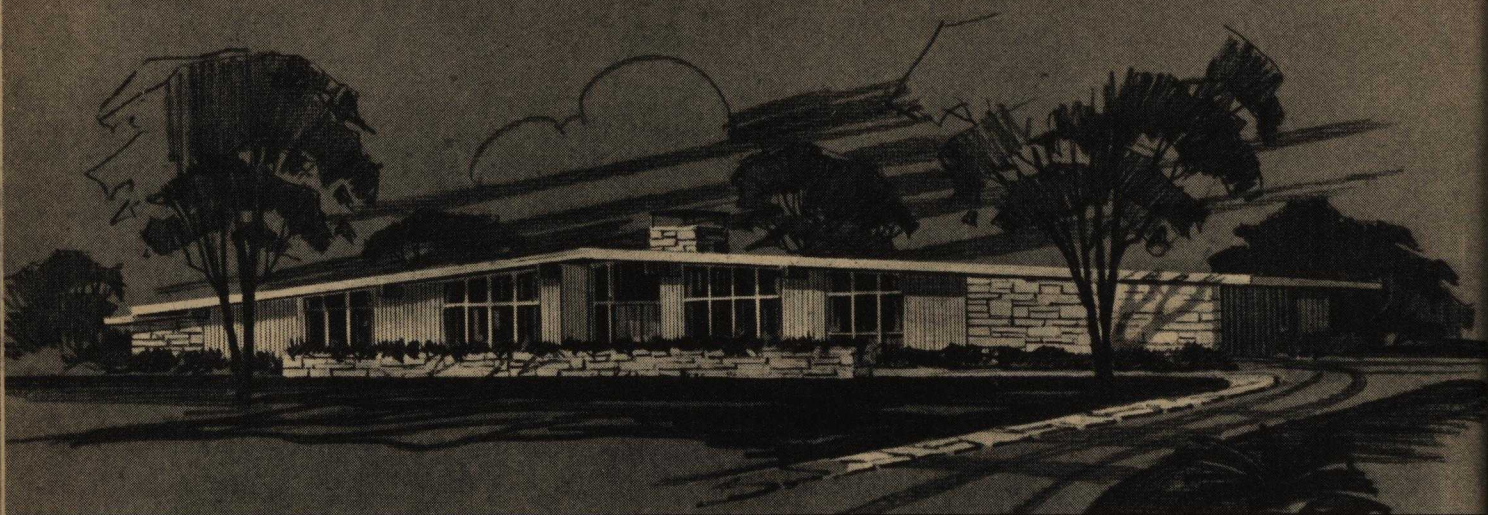


DESIGN G 691

2,113 sq. ft., 42,260 cu. ft.

Here is a home for a family that loves to entertain. It has generous areas for formal and informal parties, and four eating spots—a snack bar, nook, formal dining room and the terrace. The family room can be available to parents, as well as children for those committee meetings and bridge parties, or those neighborhood birthday parties and rainy day game sessions.

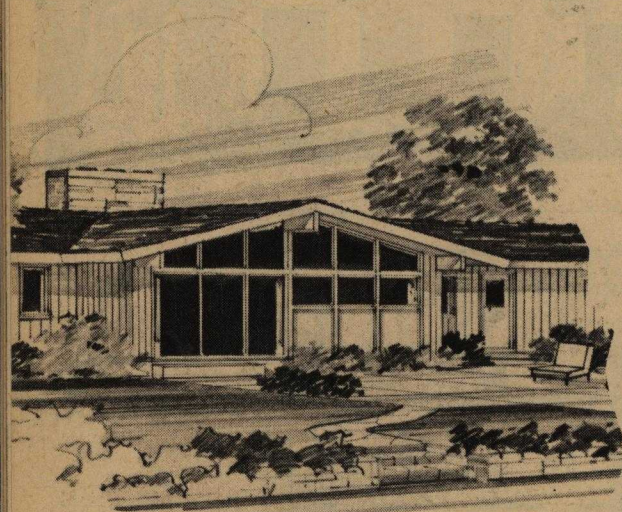




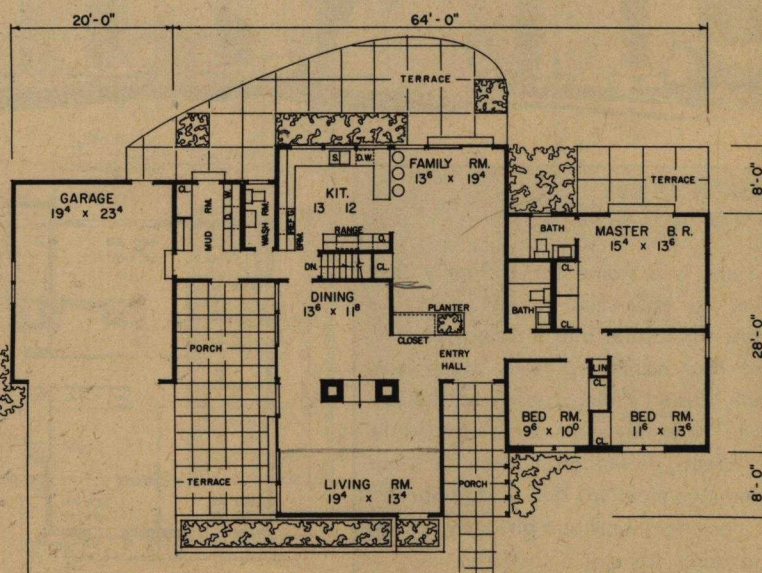
DESIGN G 978

1,920 sq. ft., 29,515 cu. ft.

You will approach the double doors of the front entrance of this impressive home by walking beneath the delightfully sloping 2/12 pitched roof. This covered entrance with its vertical wood post trellis is dramatic, indeed. The entrance hall routes traffic efficiently to the cleverly planned major portions of the house. The central portions have a bright and cheerful feeling of spaciousness. There are large glass areas and attractive sloping ceilings. The sleeping area, highlighted by the fine master bedroom with its private bath and outdoor terrace, has flat ceilings.

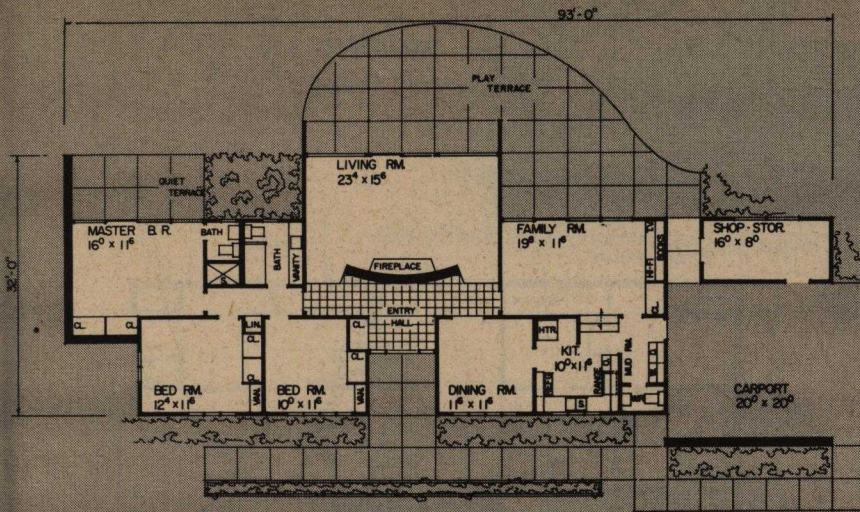


• FOR DELIGHTFUL OUTDOOR LIVING



DESIGN G 992

1,802 sq. ft., 19,382 cu. ft.

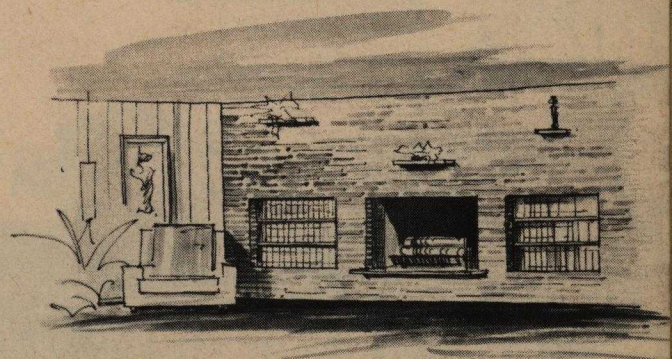
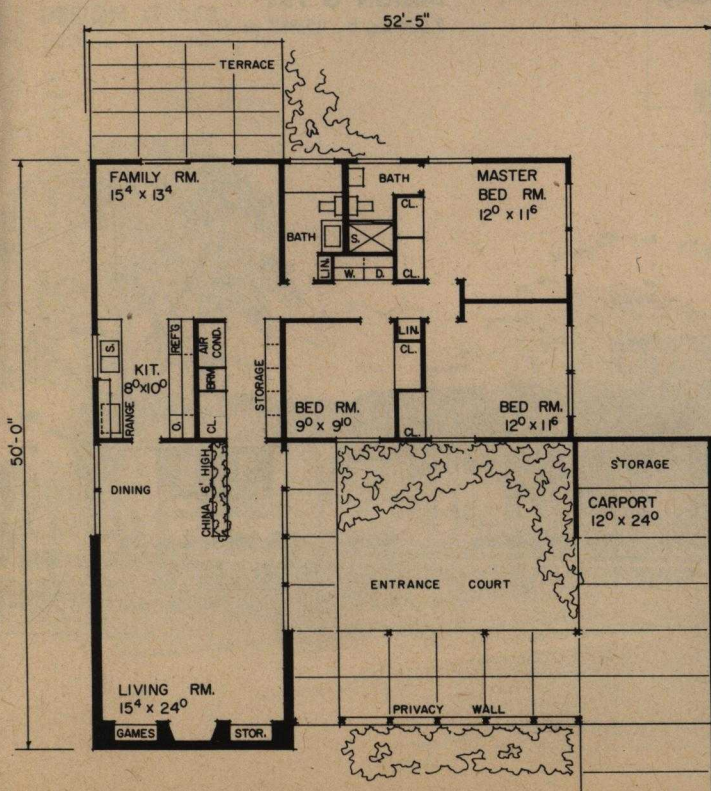
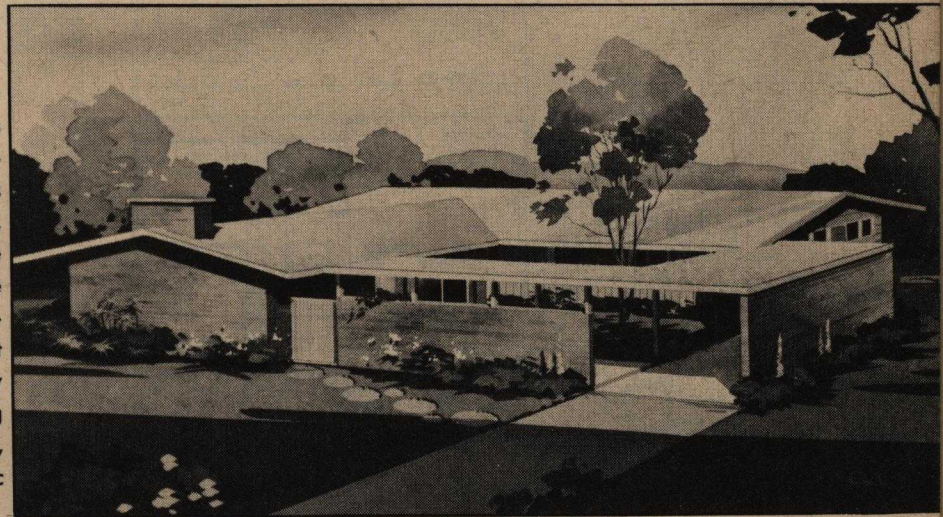


As you pass through the double doors of the front entrance of this breathtaking design you will be charmed by the spacious hall and the attractive curved masonry wall of the unique fireplace. Excellently zoned, the sleeping area comprises a distinct wing as does the informal living area. Although situated between these two areas, the formal living room will enjoy plenty of privacy. The sleeping area has fine bath facilities, abundant storage, and its own quiet terrace. The kitchen wing features wonderful dining facilities and the utmost in efficiency. Note the shop-storage room.

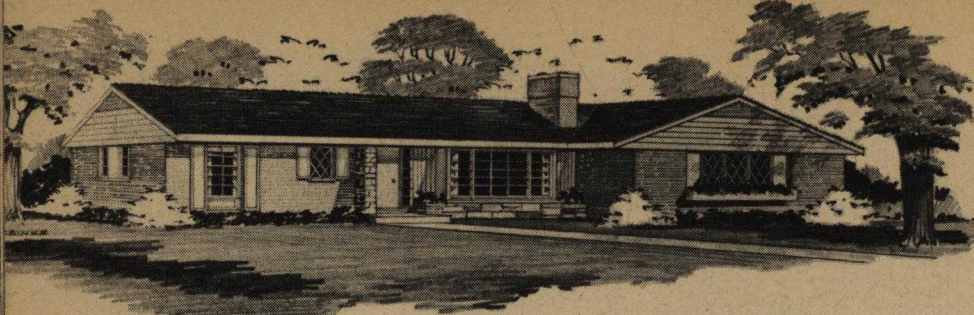
DESIGN G 1073

1,386 sq. ft., 13,959 cu. ft.

Here is an excellent courtyard house designed for the small suburban lot. It is shielded in the front by the windowless living-room wall and brick privacy wall. Both sides of house have minimum window openings, and the carport wall protects the entrance court. Terrace of family room and entrance provide delightful outdoor living areas. Living room enjoys view of court. Compact corridor kitchen is step-saving and easily serves both the indoor and outdoor dining areas. Do not overlook the two full baths, the interior storage walls and the dramatic living room fireplace wall.



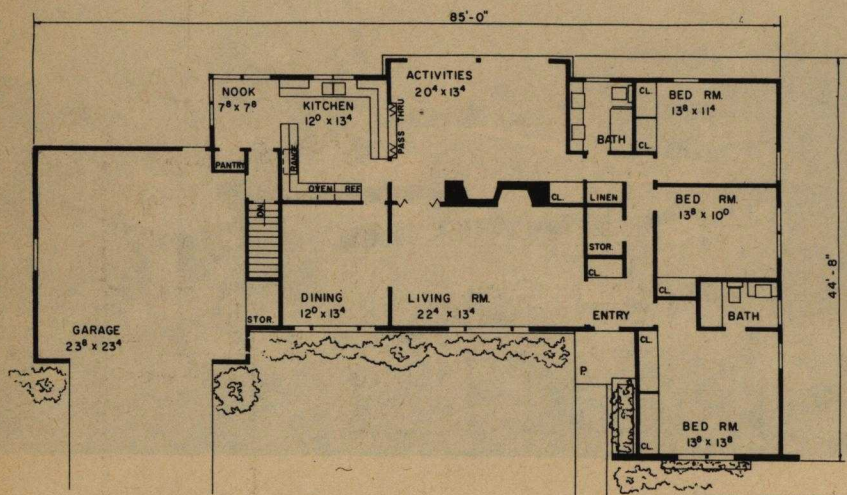
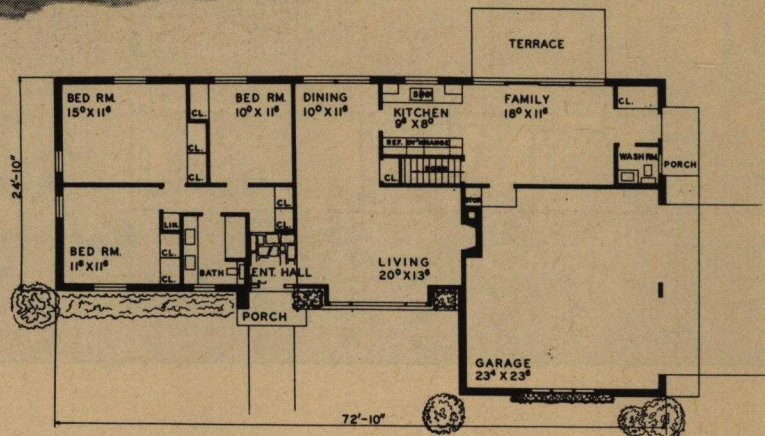
• DELIGHTFUL BACKDROP FOR CONVERSATION



DESIGN G 829

1,524 sq. ft., 26,797 cu. ft.

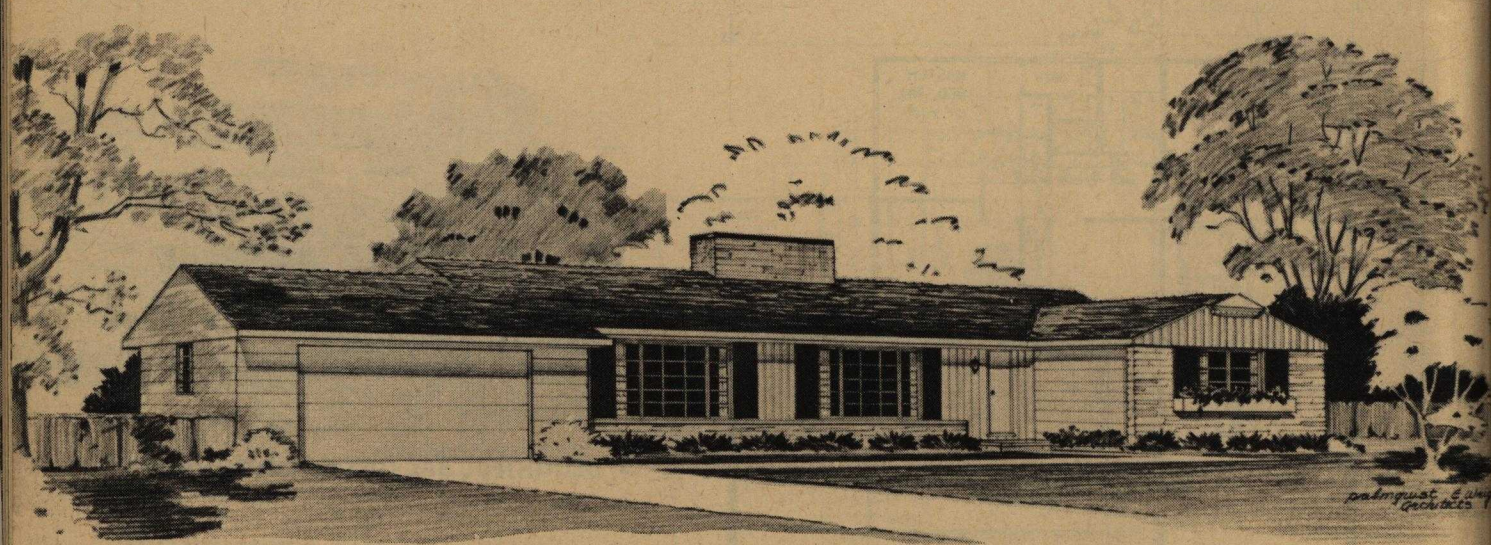
- SPACIOUS LIVING AREA
- BIG FAMILY ROOM
- EXTRA WASHROOM
- FULL BASEMENT
- TWO CAR GARAGE



Again, the formal dining room and the multi-purpose area. The members of the family living in this home will enjoy the advantage of plenty of space. Both of the large living areas are highlighted by a fireplace. The bedrooms are large; the bath facilities good, and storage is abundant.

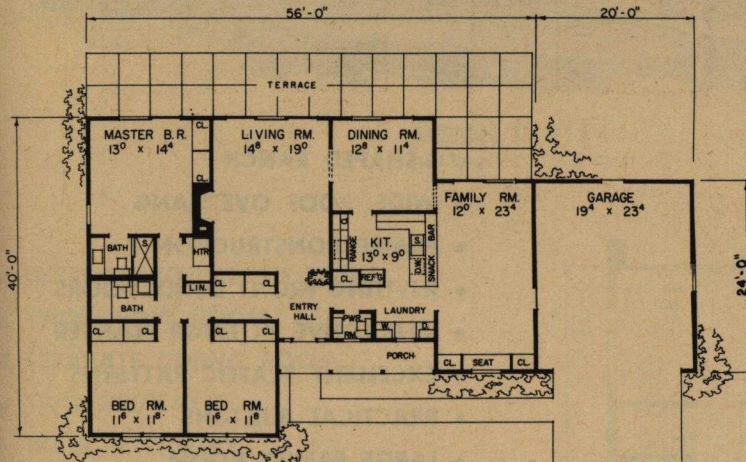
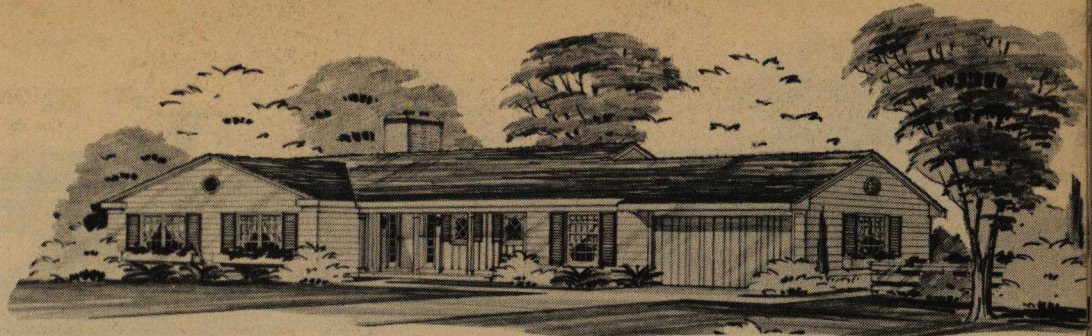
DESIGN G 751

2,034 sq. ft., 35,987 cu. ft.



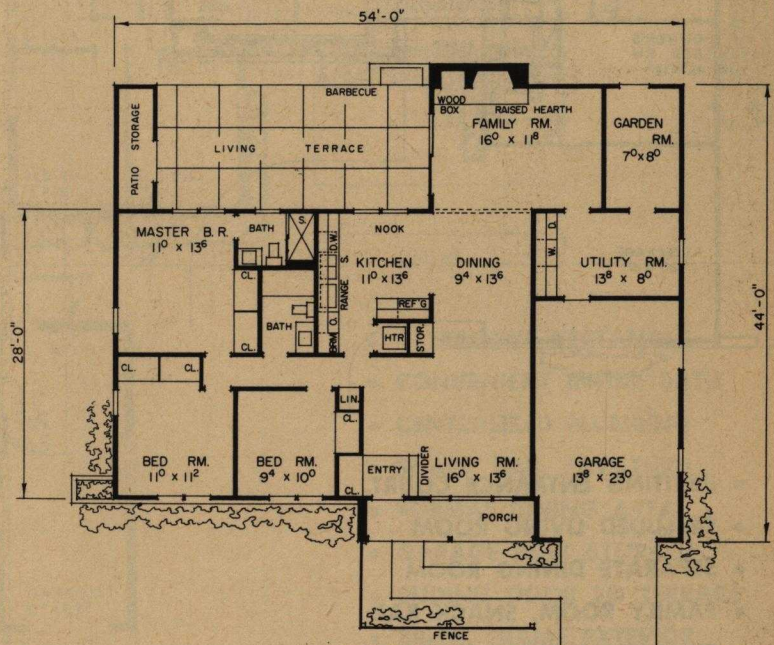
DESIGN G 882

1,882 sq. ft., 21,264 cu. ft.



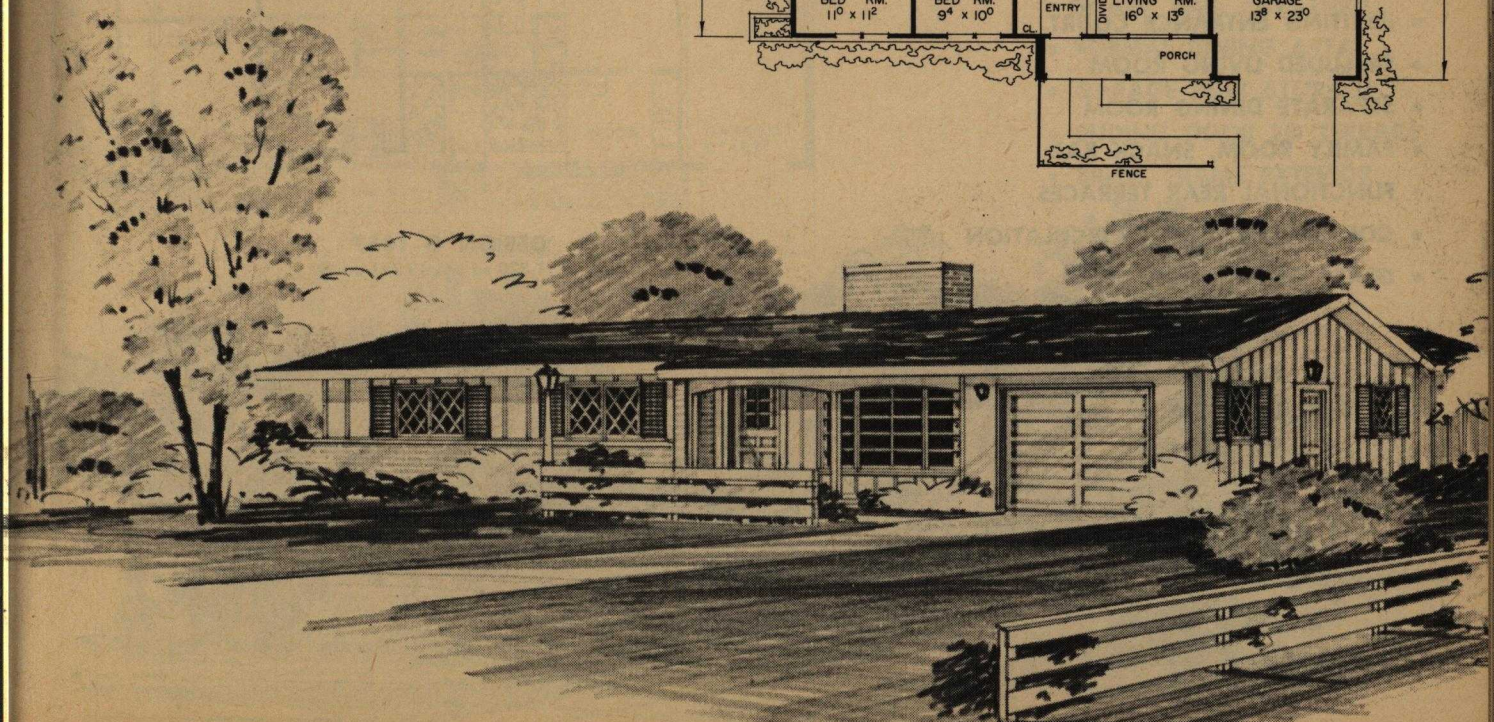
- EXCELLENT TRAFFIC PATTERNS
- CENTRALLY LOCATED KITCHEN
- FORMAL DINING ROOM
- CHEERFUL FAMILY ROOM
- TWO BATHS, EXTRA WASHROOM

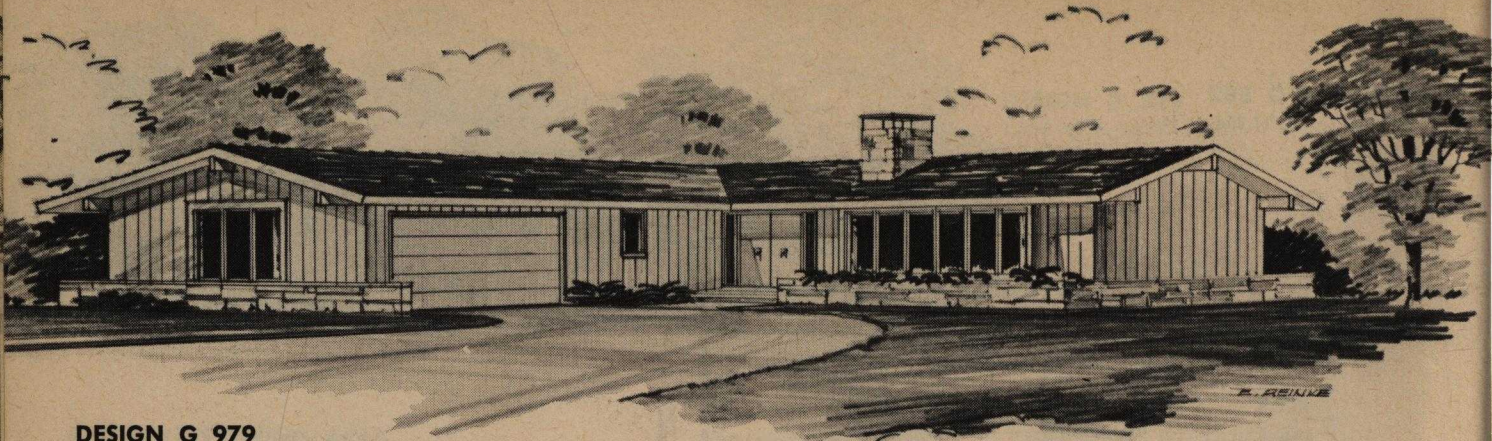
This home will cater ideally to the activities of the young family. There is an interesting grouping of three rooms—the family, garden, and utility—for indoor family recreation, hobbies, and relaxation. The large living terrace functions wonderfully with the family room. Observe the patio storage and barbecue.



DESIGN G 963

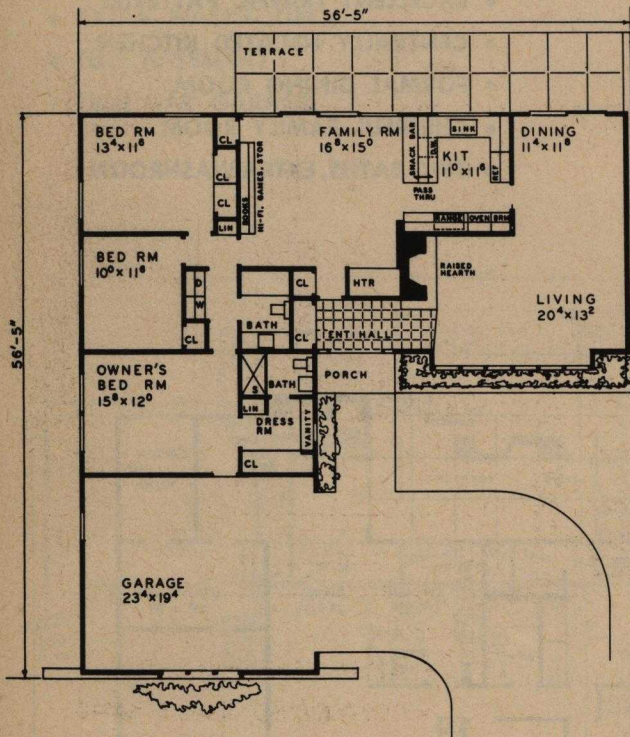
1,520 sq. ft., 15,838 cu. ft.





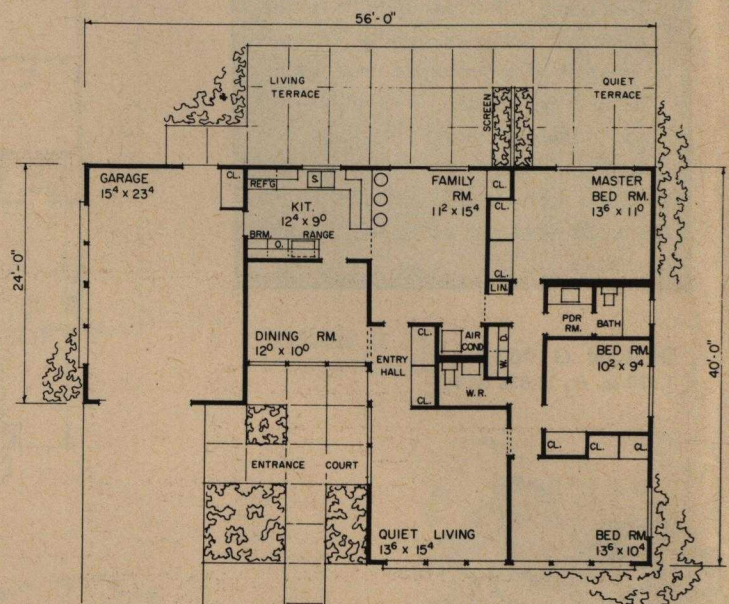
DESIGN G 979

1,664 sq. ft., 16,773 cu. ft.



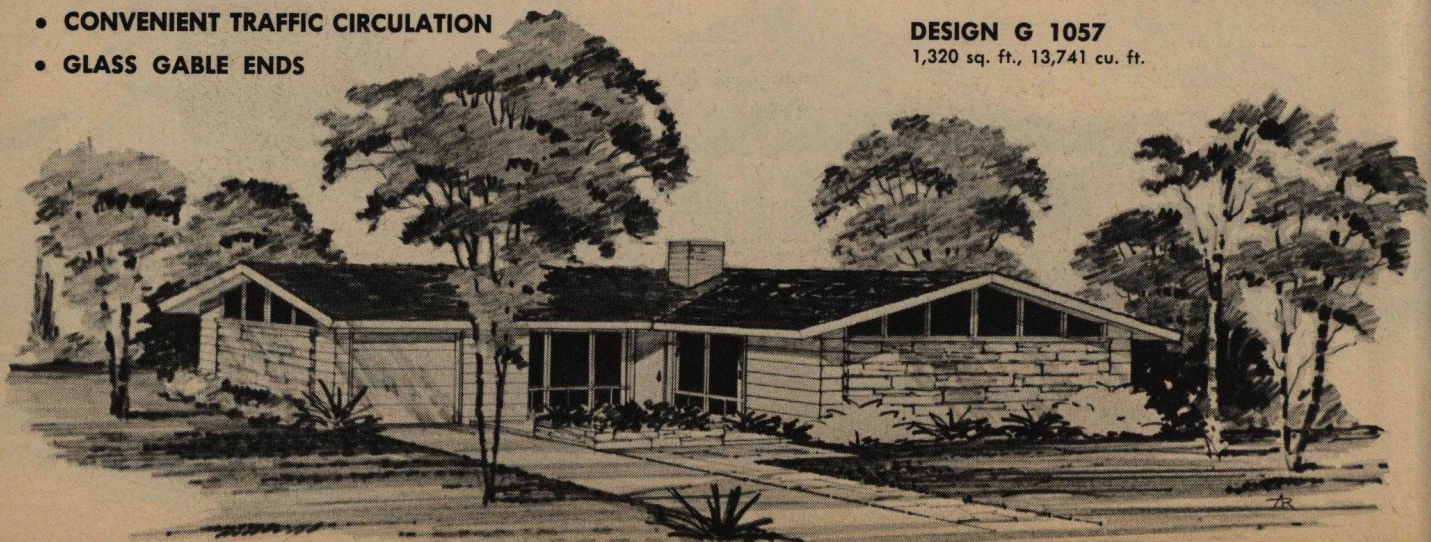
- L-SHAPED RANCH
- WIDE, ROOF OVERHANG
- FRAME CONSTRUCTION
- INVITING FRONT ENTRY DOORS
- ATTRACTIVE EXTERIOR PLANTER
- EXCELLENT TRAFFIC PATTERNS
- PRACTICAL BUILT-INS
- LARGE FAMILY ROOM

- INVITING ENTRANCE COURT
- SECLUDED LIVING ROOM
- SEPARATE DINING ROOM
- FAMILY ROOM, SNACK BAR
- FUNCTIONAL REAR TERRACES
- CONVENIENT TRAFFIC CIRCULATION
- GLASS GABLE ENDS



DESIGN G 1057

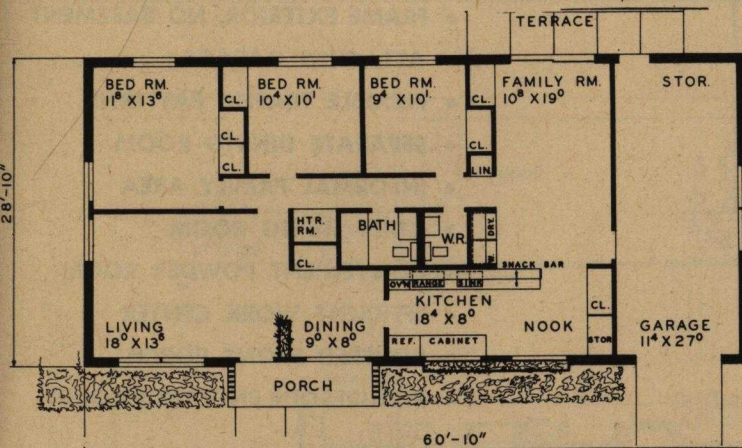
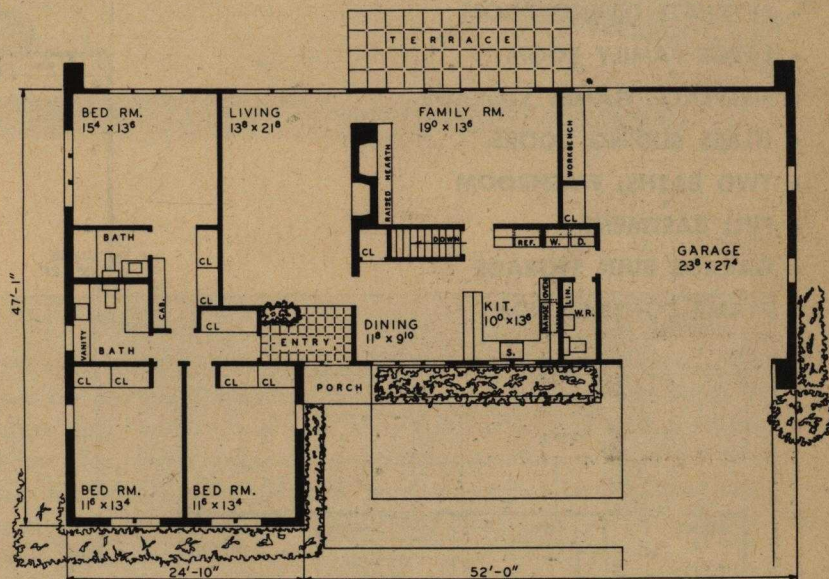
1,320 sq. ft., 13,741 cu. ft.





DESIGN G 912
1,913 sq. ft., 37,935 cu. ft.

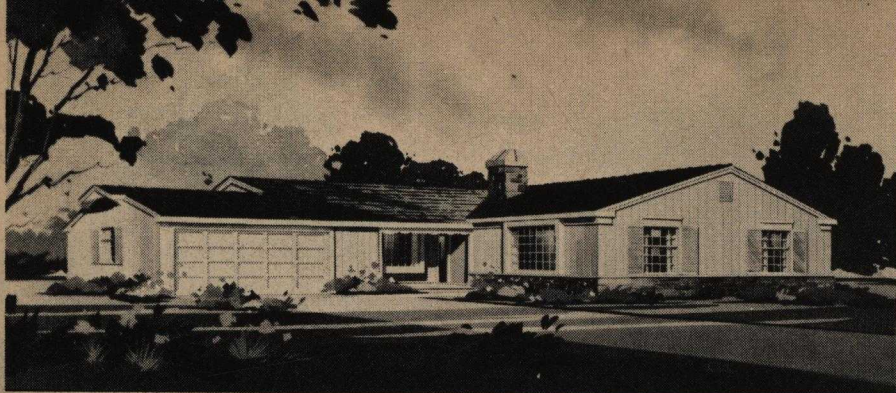
- THREE BEDROOMS, 2½ BATHS
- TWO LIVING ROOM
- SEPARATE DINING ROOM
- TWO FIREPLACES
- WALK-IN PANTRY
- BUILT-IN COOKING EQUIPMENT
- BASEMENT & NON-BASEMENT



- ATTRACTIVE RECTANGLE
- CONVENIENT INSIDE BATH
- CENTRALIZED PLUMBING
- SNACK BAR, PASS-THRU
- FORMAL DINING AREA
- GARAGE BULK STORAGE
- SLIDING DOOR TO TERRACE
- BRICK, FRAME EXTERIOR

DESIGN G 835
1,394 sq. ft., 15,334 cu. ft.

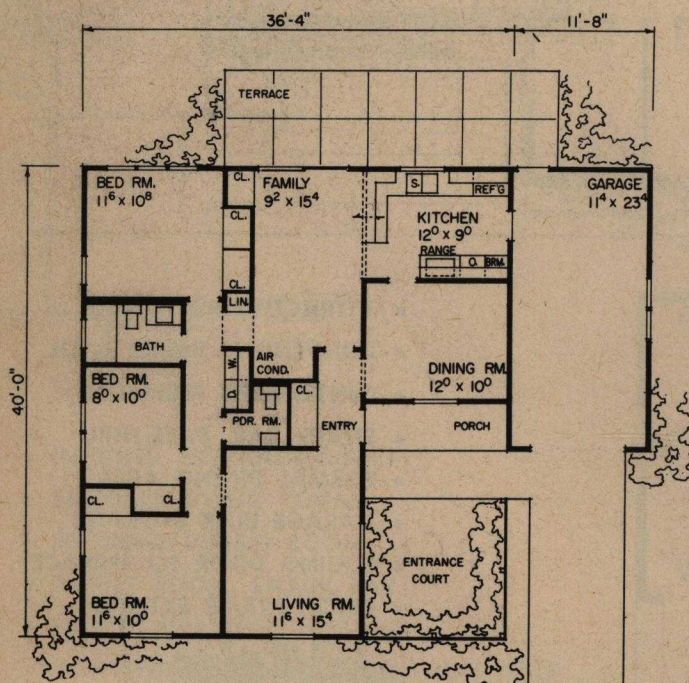
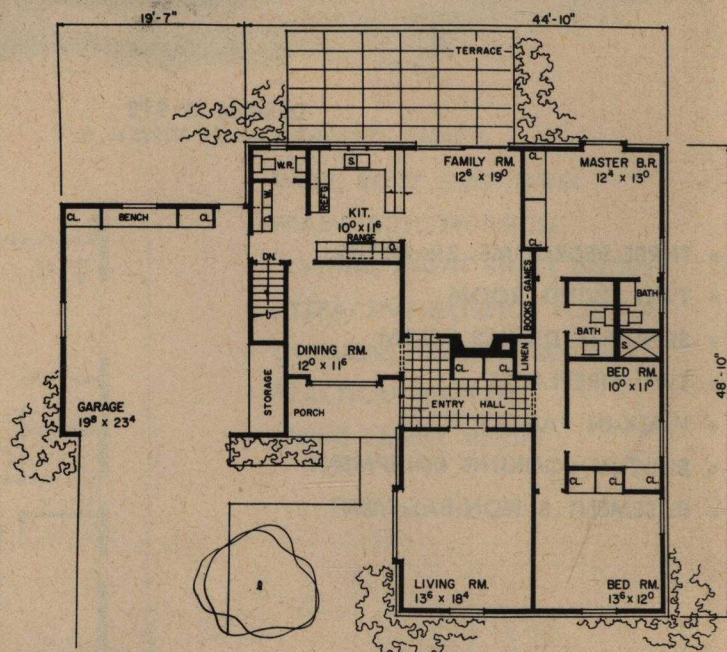




DESIGN G 1038

1,728 sq. ft., 35,540 cu. ft.

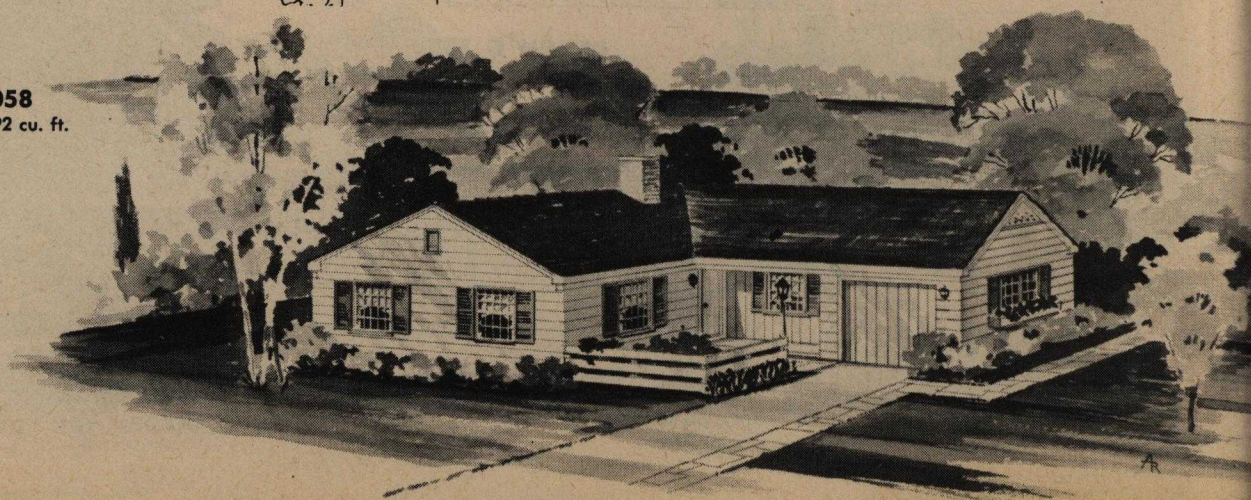
- SEPARATION OF FUNCTIONS
- QUIET SLEEPING ZONE
- PRIVATE LIVING ROOM
- SEPARATE DINING ROOM
- LARGE FAMILY ROOM
- FIREPLACE, GAMES STORAGE
- GLASS SLIDING DOORS
- TWO BATHS, WASHROOM
- FULL BASEMENT
- GARAGE BULK STORAGE
- FRAME CONSTRUCTION

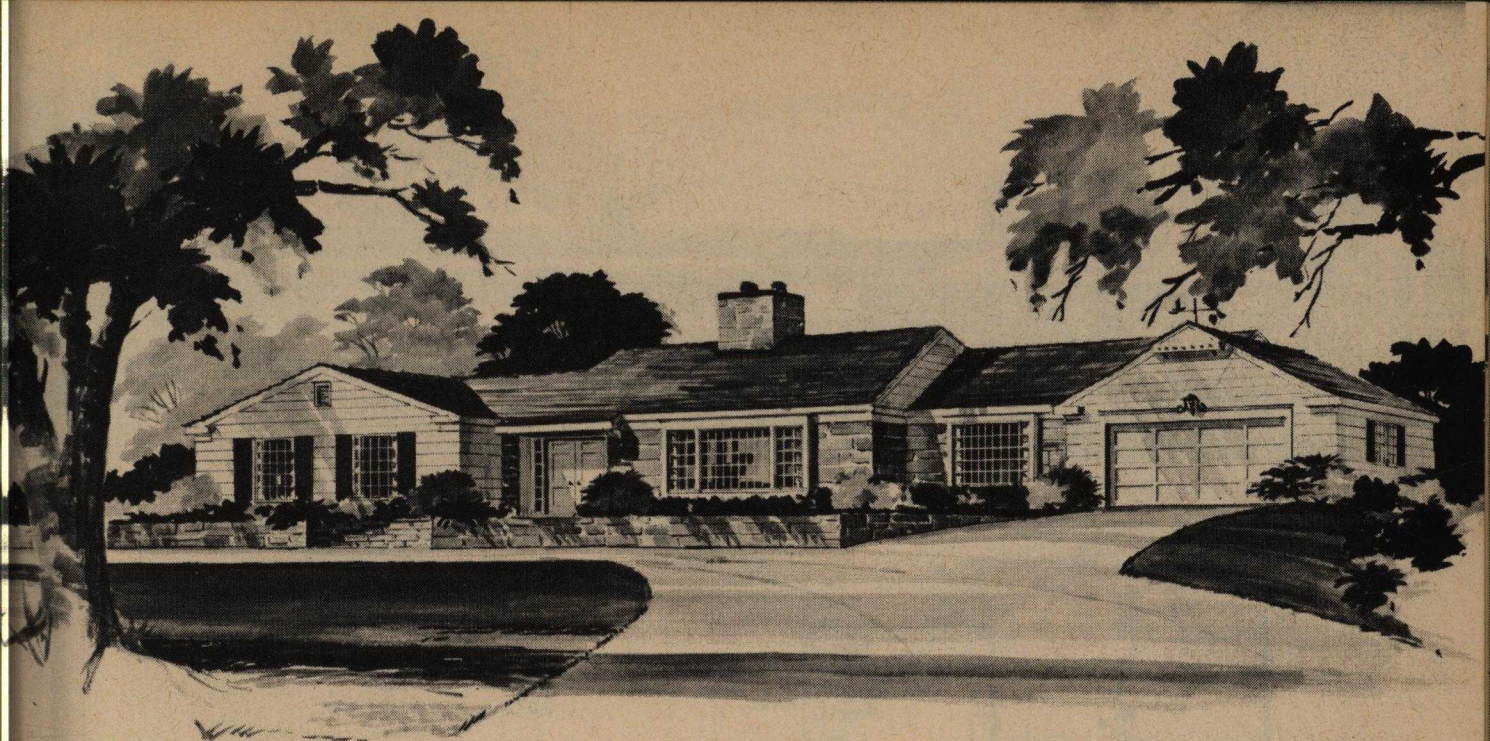


- CHARMING L-SHAPED RANCH
- FRAME EXTERIOR, NO BASEMENT
- ATTACHED GARAGE
- FLEXIBLE TRAFFIC PATTERNS
- SEPARATE DINING ROOM
- INFORMAL FAMILY AREA
- QUIET LIVING ROOM
- CONVENIENT POWDER ROOM
- EFFICIENT WORK CENTER
- COVERED FRONT PORCH
- PICTURESQUE ENTRANCE COURT

DESIGN G 1058

1,200 sq. ft., 13,392 cu. ft.



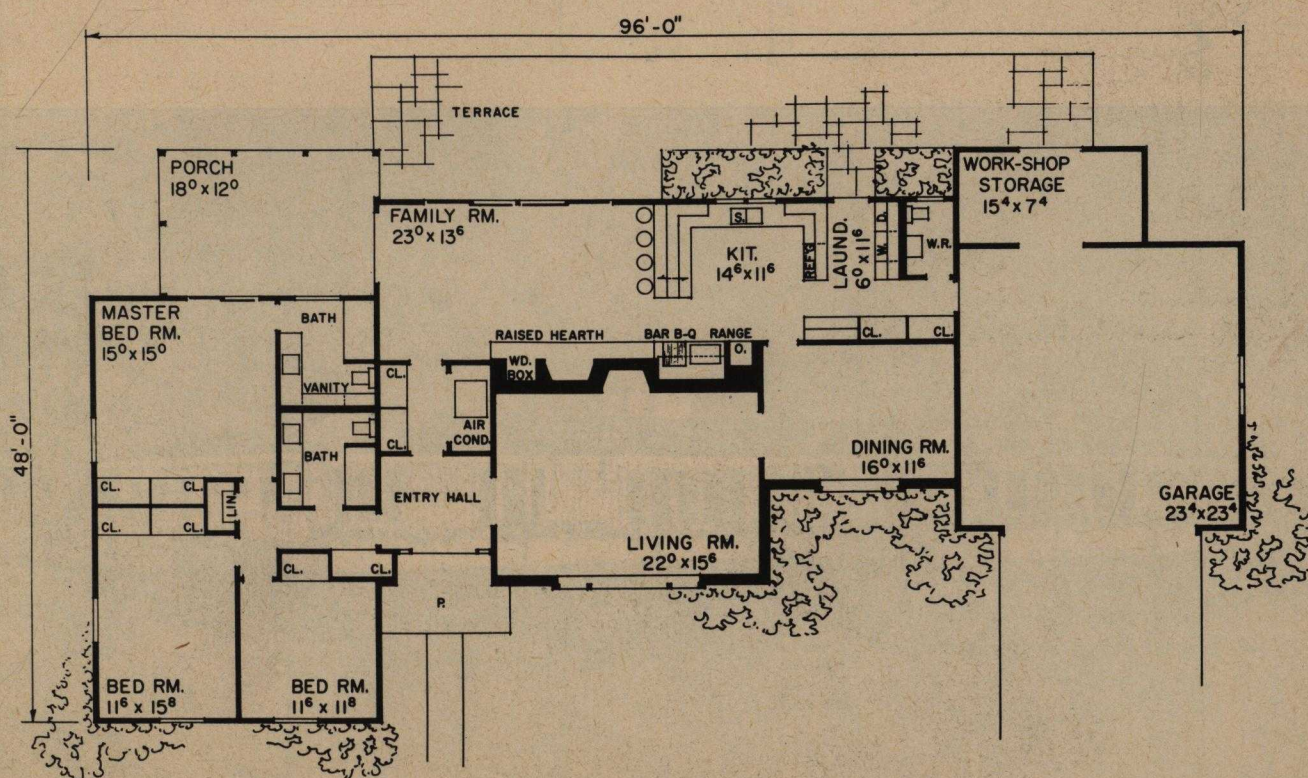


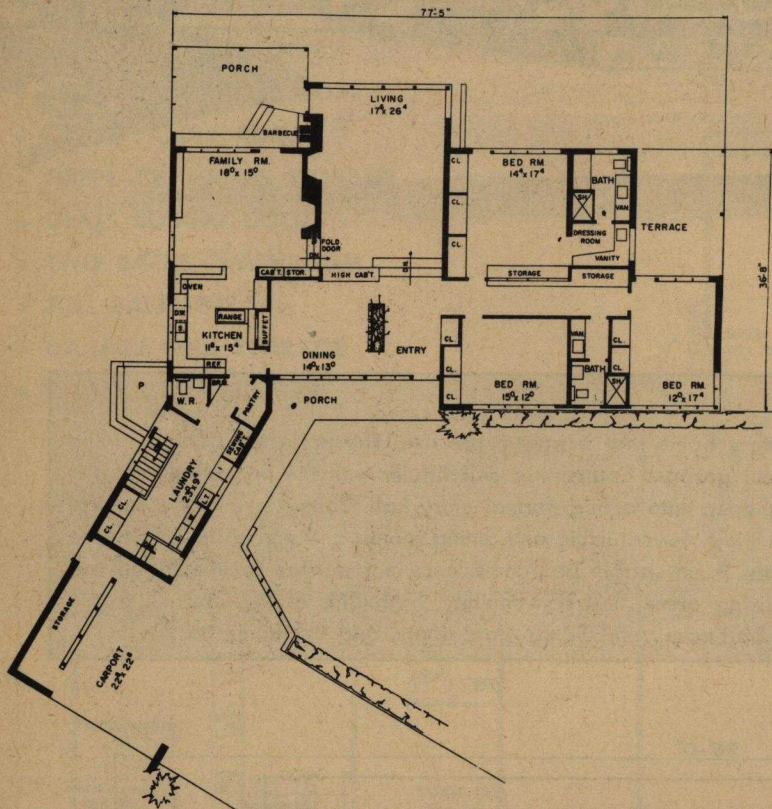
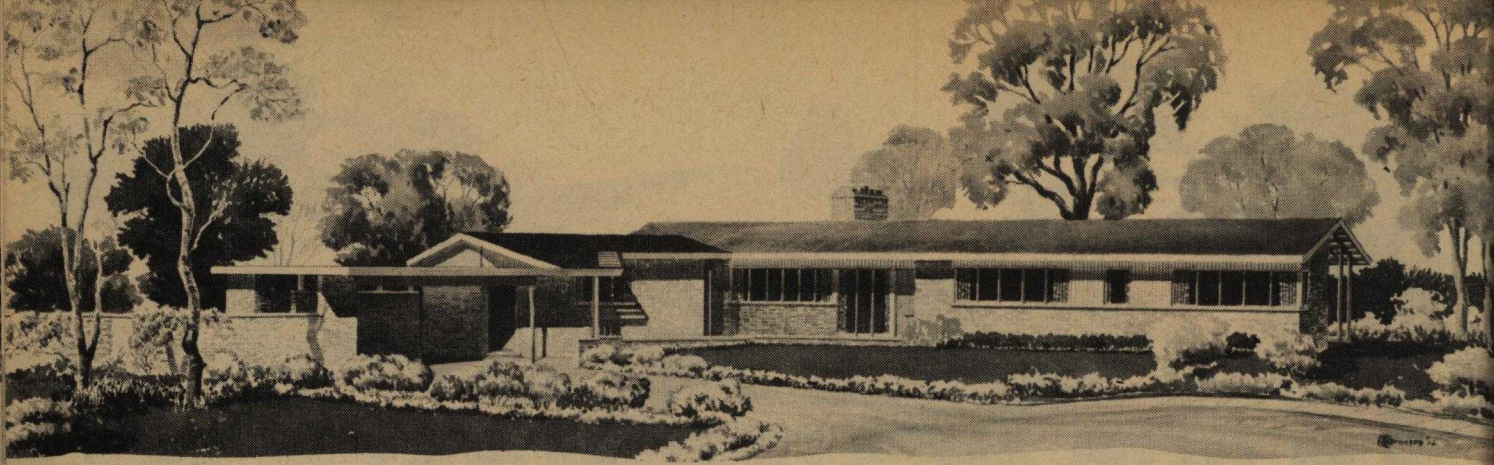
DESIGN G 1174

2,292 sq. ft.

29,330 cu. ft.

Whatever the setting, here is a traditional, one story home that is truly impressive. The projected bedroom wing is effectively counter-balanced by the recessed two car garage. Contrasting delightfully with the horizontal siding is the colorful quarried stone. The double front doors open into a fine, formal entry hall. Zoned in a most practical manner, the floor plan features an isolated bedroom wing, formal living and dining rooms, and across the rear of the house the informal living areas. The sleeping area has three sizable bedrooms, excellent storage facilities, and two full baths. Traffic patterns can by-pass the formal living areas most conveniently. Highlights of the informal family living area are the raised hearth fireplace, built-in barbecue unit, sliding glass doors, and the snack bar.

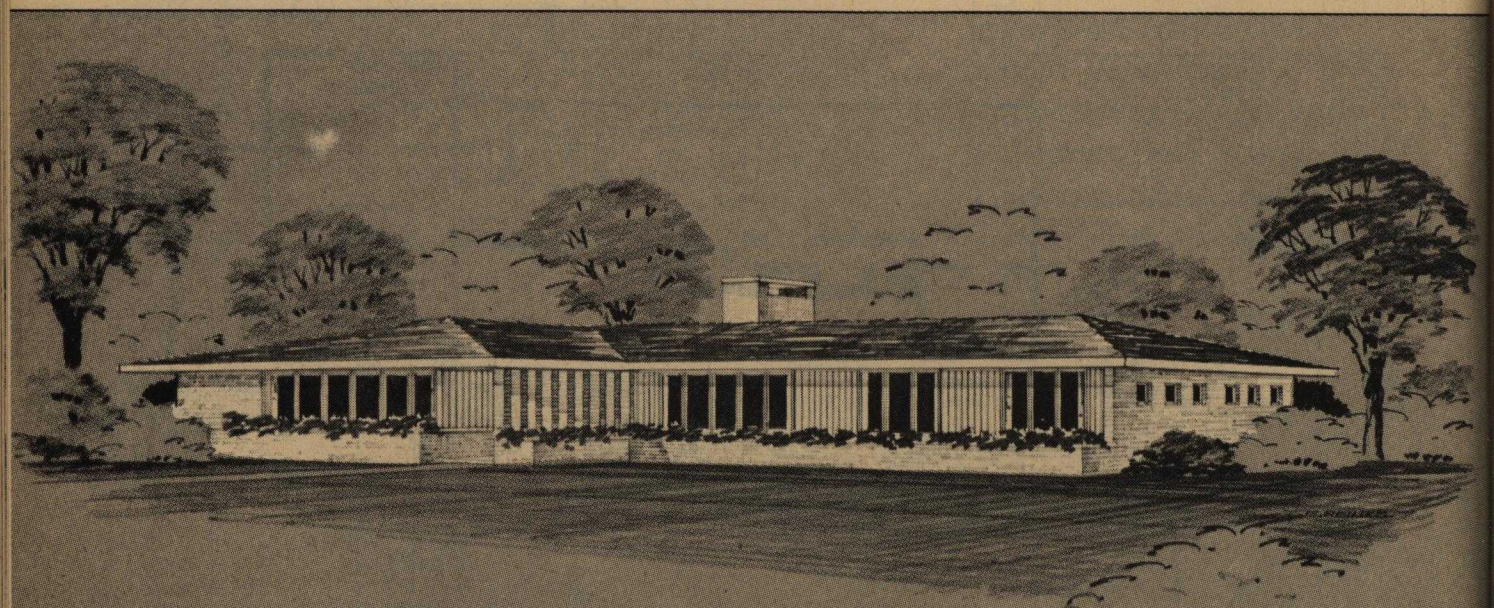




DESIGN G 487

3,072 sq. ft., 48,361 cu. ft.

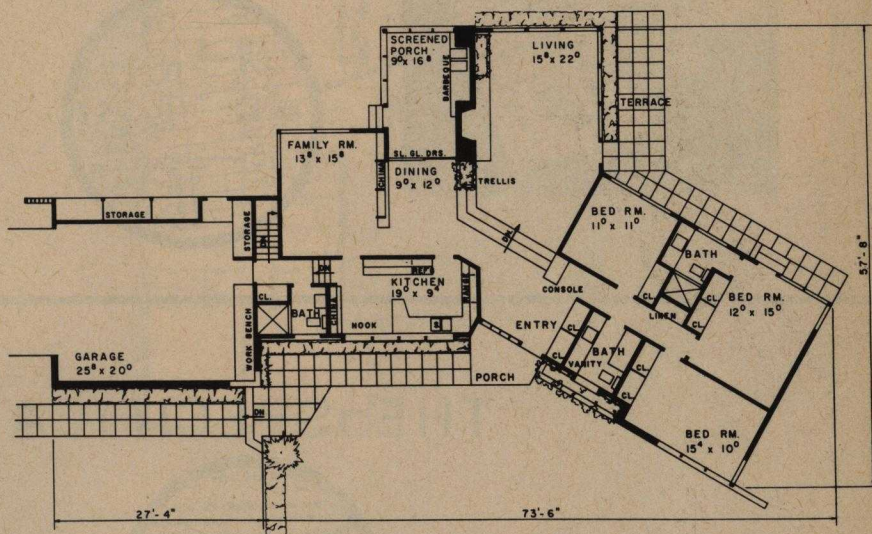
For truly gracious living it would be difficult to find a design to cater to the activities of the family better than this modern ranch home. Bath facilities are exceptional; storage units are plentiful; traffic circulation is good. Note how the sunken living room is free from annoying cross-room traffic. The family room functions with the kitchen. This allows mother to keep a watchful eye on the children. The covered porch with its barbecue is in good relation to the family room, yet far enough from the sleeping area so its activities will not disturb those who wish solitude.



DESIGN G 77

2,080 sq. ft., 28,142 cu. ft.

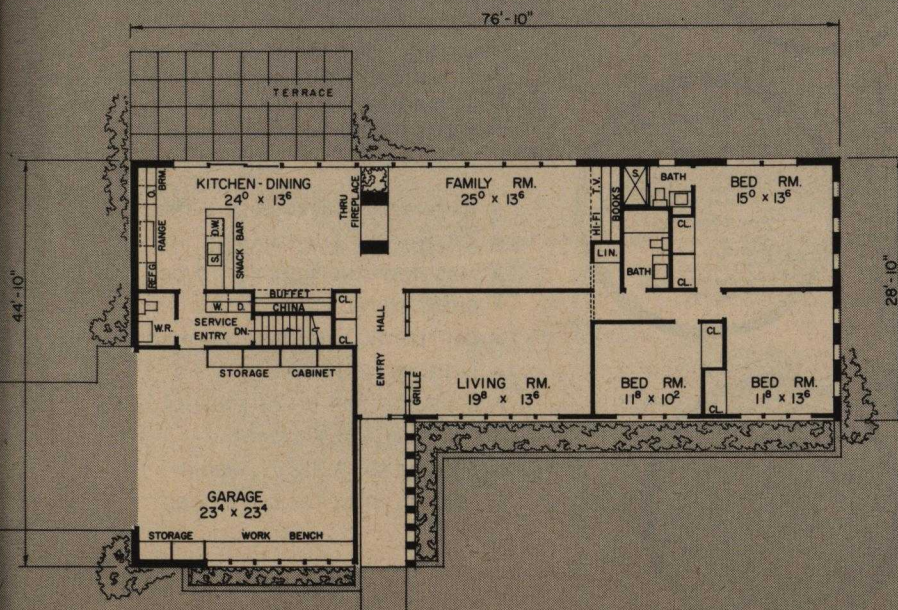
Here is truly gracious living. Family recreation facilities are prominent both indoors and out. In addition to the family room, there is the screened porch. There is the nook as well as the larger dining area. The living room is free of cross-room traffic, and has two walls of windows. In addition to the full baths of the bedroom wing, there is a bathroom with a stall shower near the service entrance. This home has a partial basement.



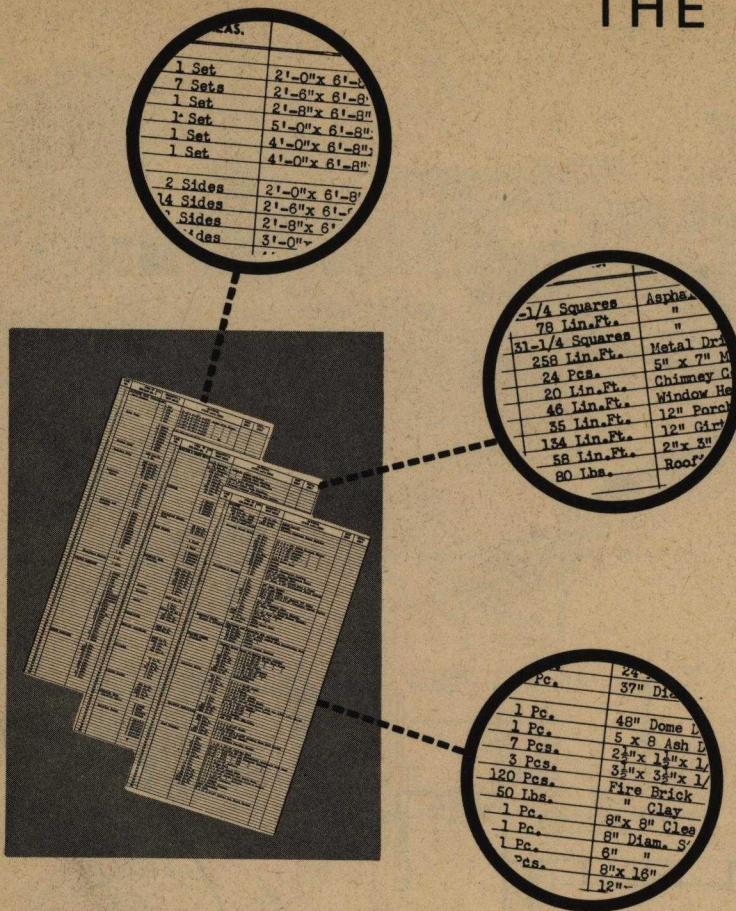
DESIGN G 895

2,120 sq. ft., 38,485 cu. ft.

The unique front entrance to this suburban home is a perfect introduction to what a fine floor plan can offer an active family. Two huge areas—the formal living room and the informal family room—separate the peaceful bedroom wing from the busy kitchen-dining area. The informal living areas look out upon the rear yard and can function with the terrace for enjoyable and secluded outdoor living. A practical two-way fireplace with an adjacent planter separate the dining and family areas. The service entrance from the garage will function to the delight of the housewife as a "mud" area.



THE MATERIAL LIST...



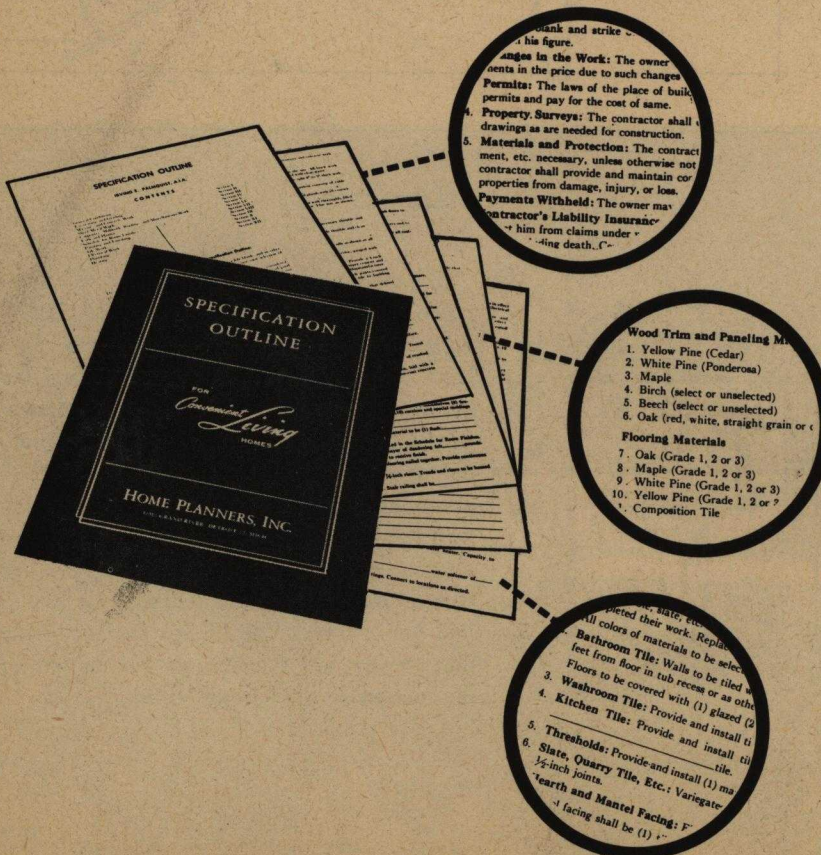
With each set of blueprints you order you will receive a material list. Each list shows you the quantity, type and size of the non-mechanical materials required to build your home. It also tells you where these materials are used. This makes the blueprints easy to understand.

Influencing the mechanical requirements are geographical differences in availability of materials, local codes, methods of installation and individual preferences. Because of these factors, your local heating, plumbing and electrical contractors can supply you with necessary material take-offs for their particular trades.

Material lists simplify your material ordering and enable you to get quicker price quotations from your builder and material dealer. Because the material list is an integral part of each set of blueprints, they are not available separately.

- AMONG THE MATERIALS LISTED:
- MASONRY, VENEER & FIREPLACE
- FRAMING LUMBER
- ROOFING & SHEET METAL
- WINDOWS & DOOR FRAMES
- EXTERIOR TRIM & INSULATION
- TILE WORK, FINISH FLOORS
- INTERIOR TRIM, KITCHEN CABINETS
- ROUGH & FINISH HARDWARE

THE SPECIFICATION OUTLINE...



This fill-in type specification lists 150 phases of home construction from excavating to painting. It consists of twelve pages and will prove invaluable to you for specifying to your builder the exact equipment and methods of construction you want in your next home. Specification Outlines are available at \$1.00 each. When your order consists of four or more sets of blueprints, you will receive a Specification Outline free of charge. Don't be without it.

- AMONG THE CATEGORIES LISTED:
- EXCAVATING AND GRADING
- MASONRY AND CONCRETE WORK
- SHEET METAL WORK
- CARPENTRY, MILLWORK, ROOFING
- LATH AND PLASTER
- SCHEDULE FOR ROOM FINISHES
- PAINTING AND FINISHING
- ELECTRICAL WORK, PLUMBING
- HEATING, GENERAL CONDITIONS

4 BEDROOM RANCH HOMES

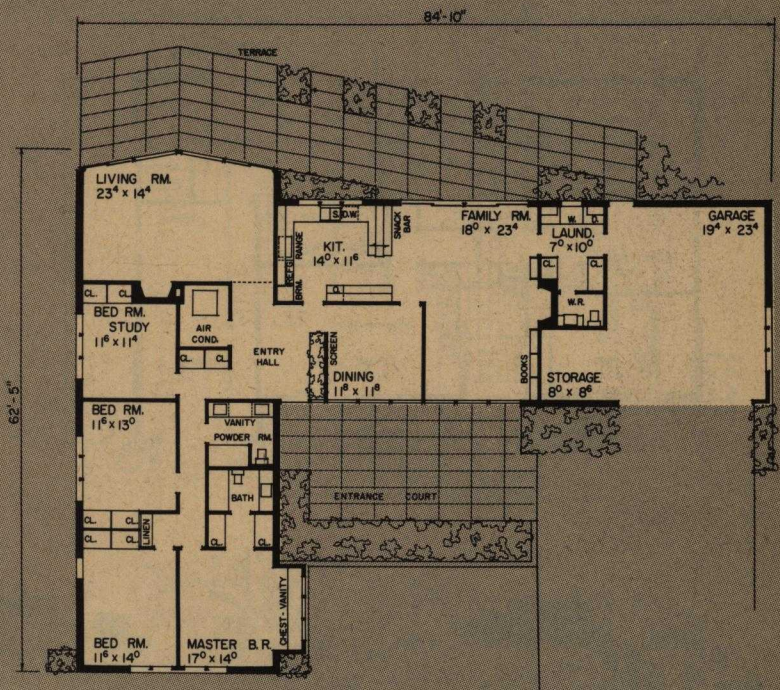
DESIGNS FOR

Convenient Living

PORTFOLIO NO. 9

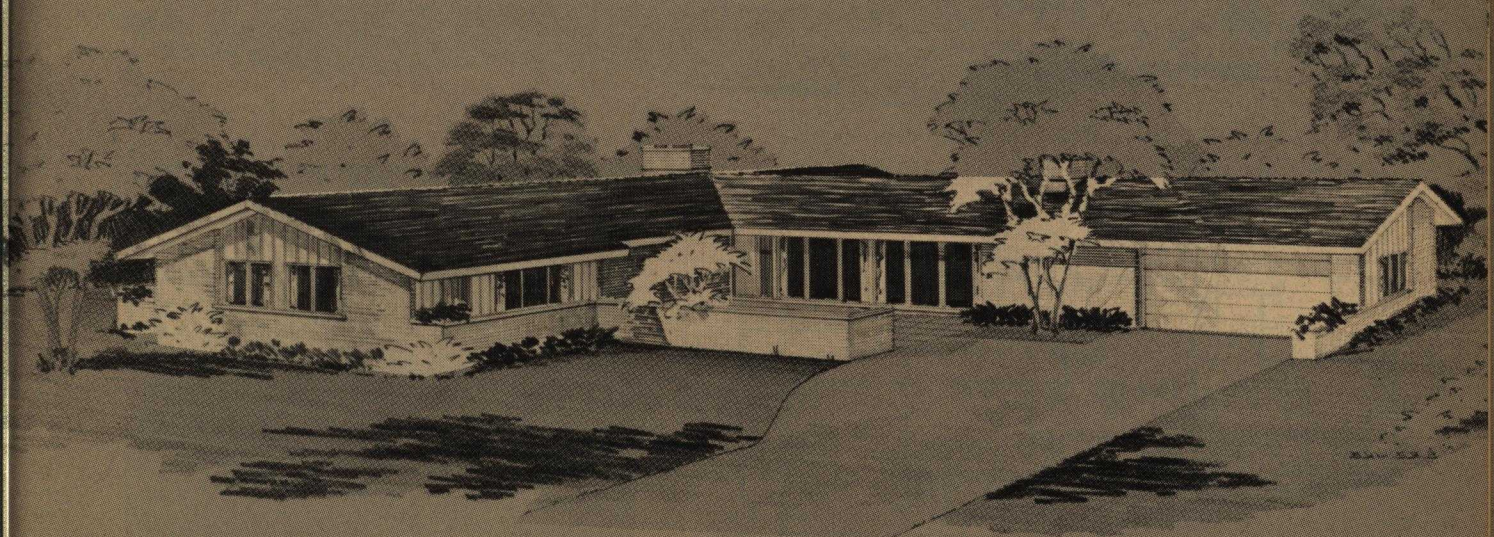
HOME PLANNERS, INC.
RICHARD B. POLLMAN, DESIGNER
IRVING E. PALMQUIST, A. I. A.

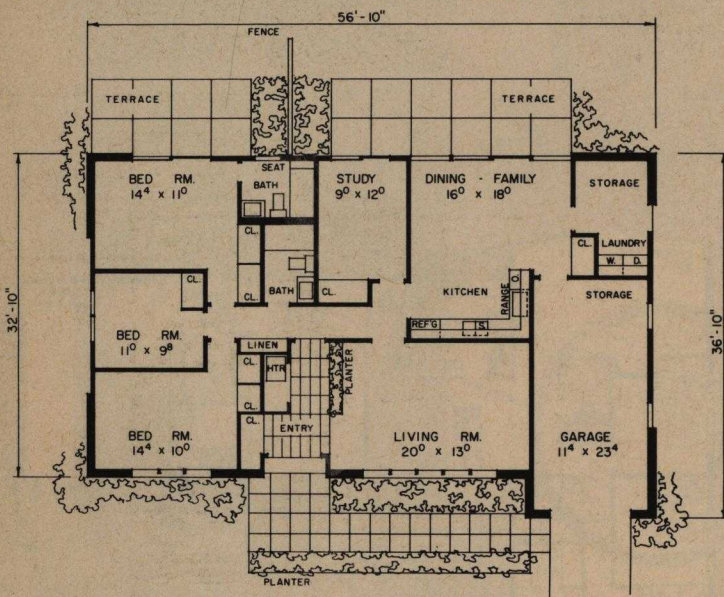
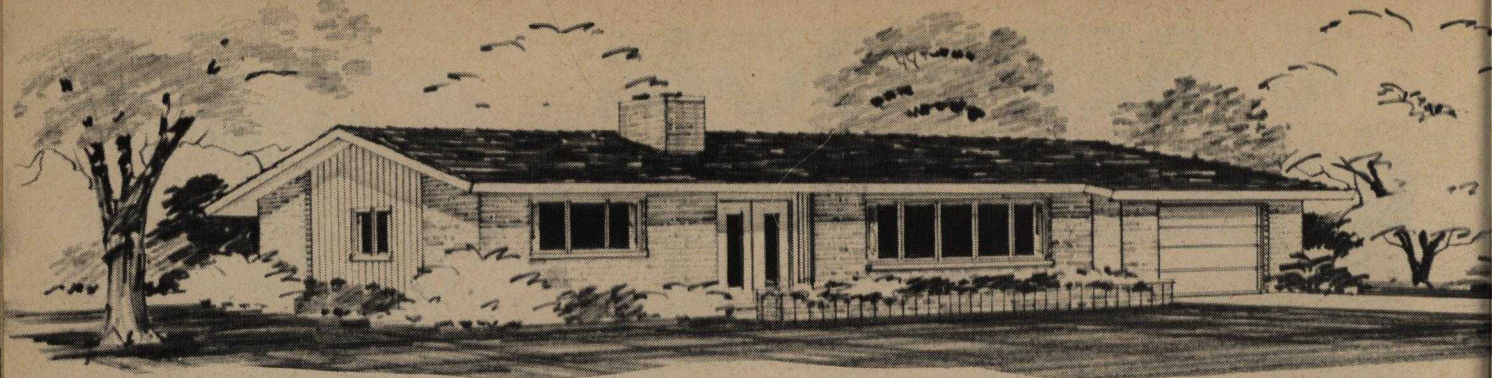
CONSTRUCTION BLUEPRINTS
AVAILABLE AT LOW COST



DESIGN G 1090

2,451 sq. ft., 24,510 cu. ft.

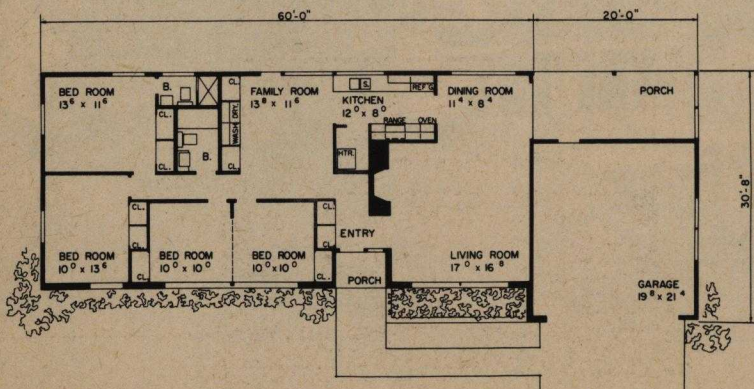
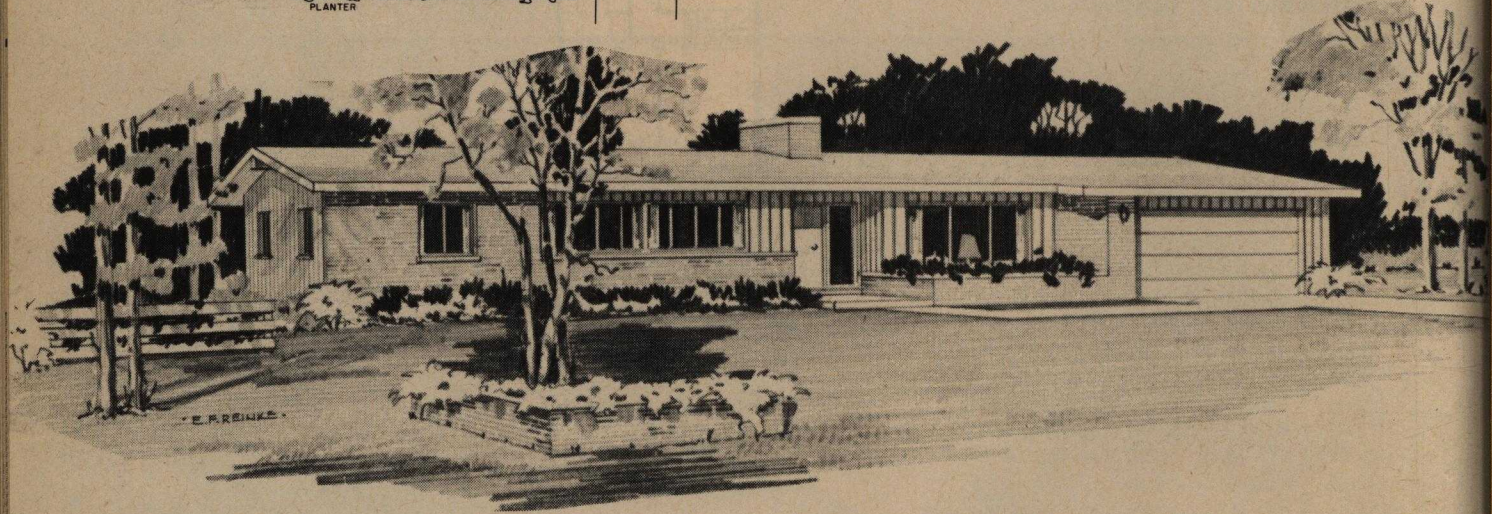




DESIGN G 966

1,552 sq. ft., 16,296 cu. ft.

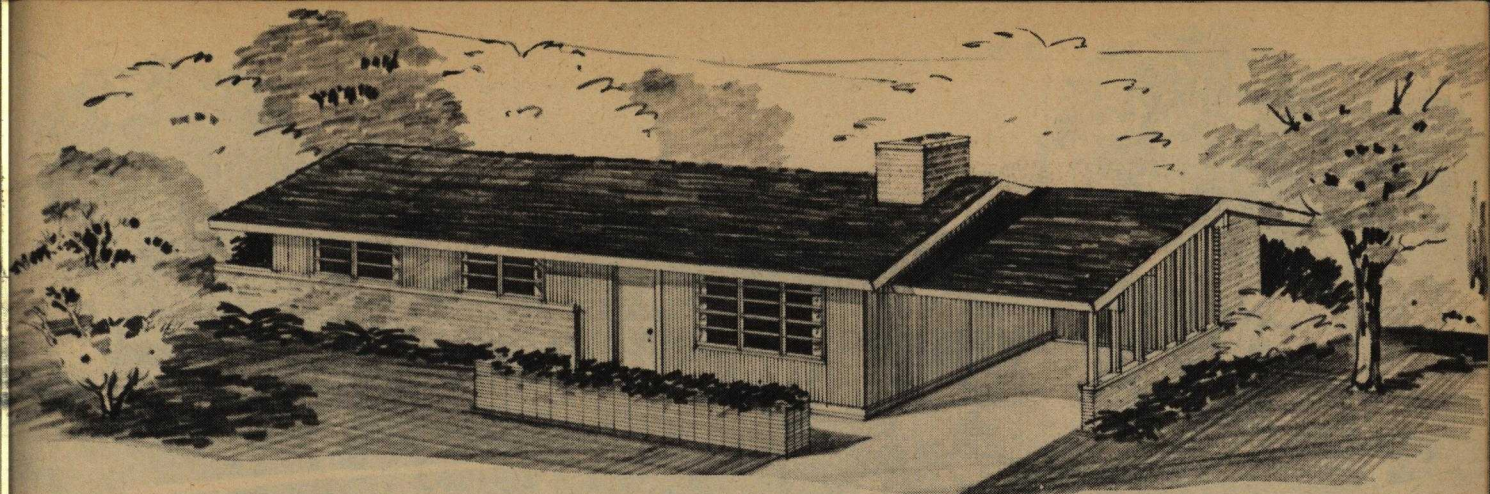
A rectangle with plenty of space and all kinds of livability. If called upon, this trim design will function well as a four bedroom home. The center entrance can route traffic past the living room with its built-in planter/storage room divider. The compact, efficient, L-shaped kitchen works well with the spacious family dining area. Sliding glass doors open onto the outdoor terraces. The large indoor storage area and laundry location will please the housewife.



DESIGN G 694

1,553 sq. ft., 14,800 cu. ft.

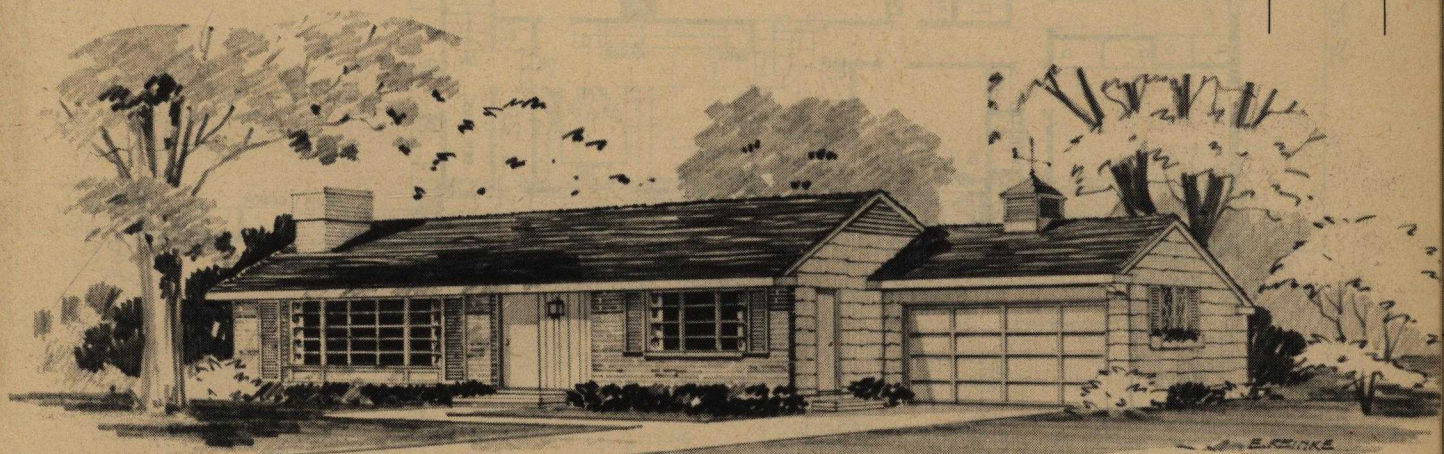
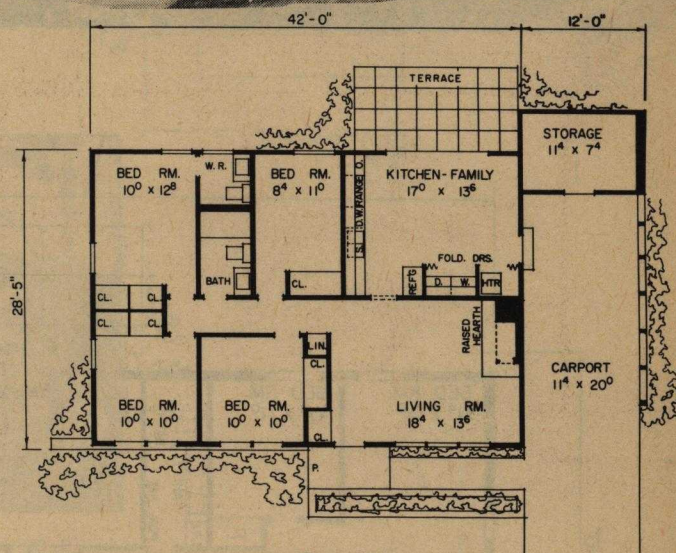
A home to be proud of; one that will reflect your good taste. The exterior of this enchanting ranch home is surpassed only by the convenience and workability of its floor plan. The two full baths provide ample facilities for the large family. The efficient kitchen with its built-in oven and range is flanked by the family room which will function as the informal living and dining area, and the more formal dining room.



DESIGN G 1012

1,185 sq. ft., 13,224 cu. ft.

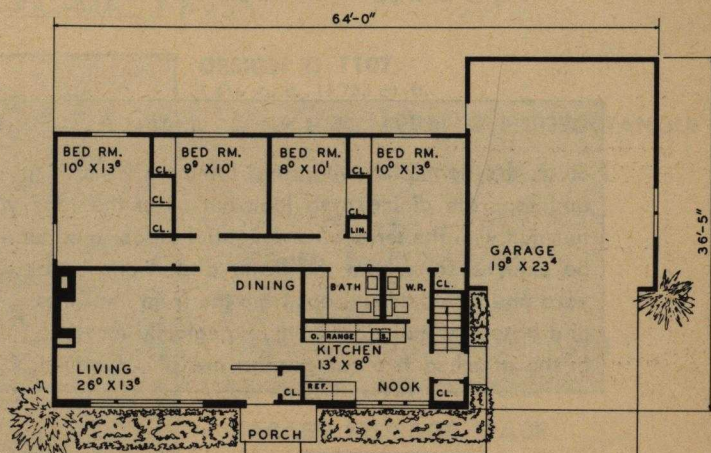
Here is a house that is the answer to a large family's tight building budget. Arranged in a simple, straightforward manner, are four bedrooms, one-and-a-half baths, plenty of closets, the formal living room and the outstanding family kitchen. The blueprints for this non-basement home call for a wood floor system with crawl space. Details are available for a basement version by ordering blueprints for DESIGN G 1013

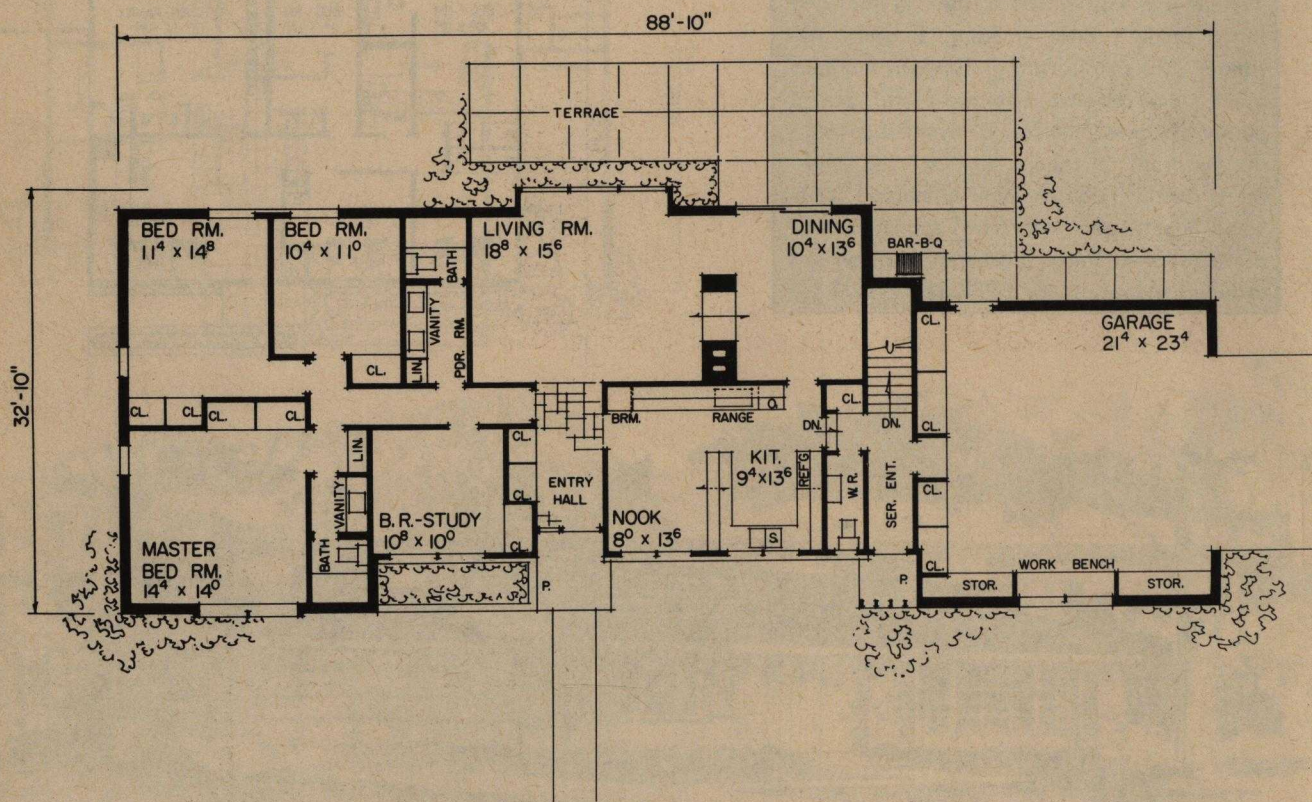
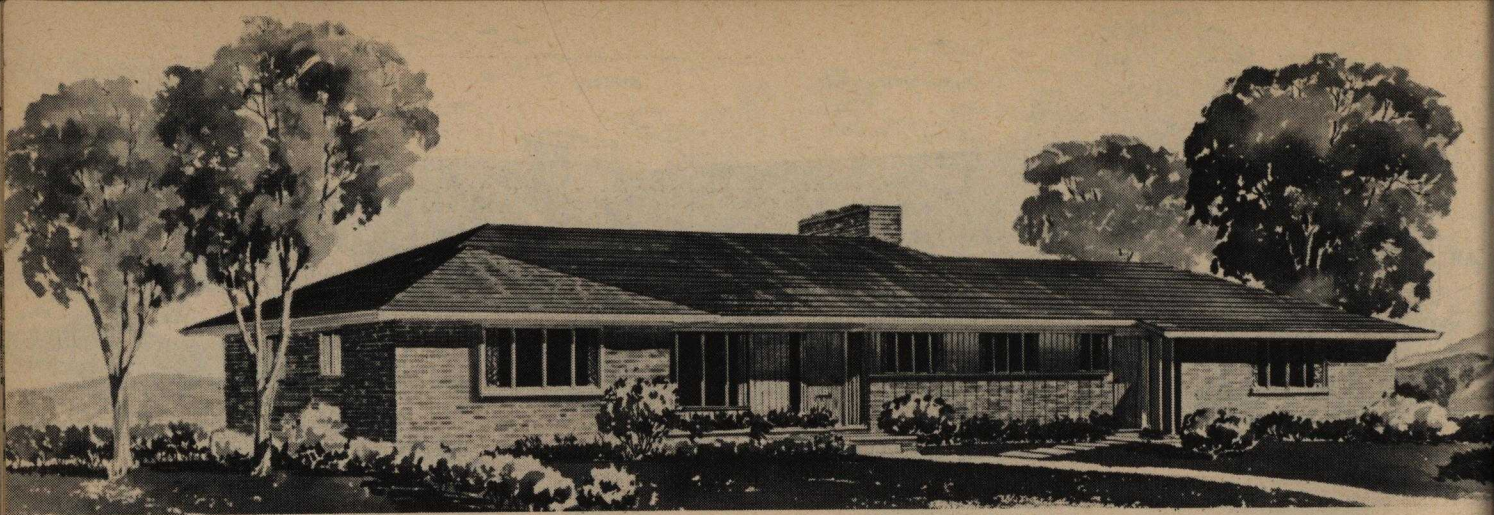


DESIGN G 837

1,250 sq. ft., 24,475 cu. ft.

This economically built traditionally styled home represents a study in contrasts. The large family with a restricted budget is faced with a number of compromises when planning a new home. The challenge lays in providing the family with its basic needs so that it can function comfortably and efficiently. With flexibility the byword study the sleeping, bath, eating, and living facilities. Don't forget the basement.





DESIGN G 1129

1,904 sq. ft.,

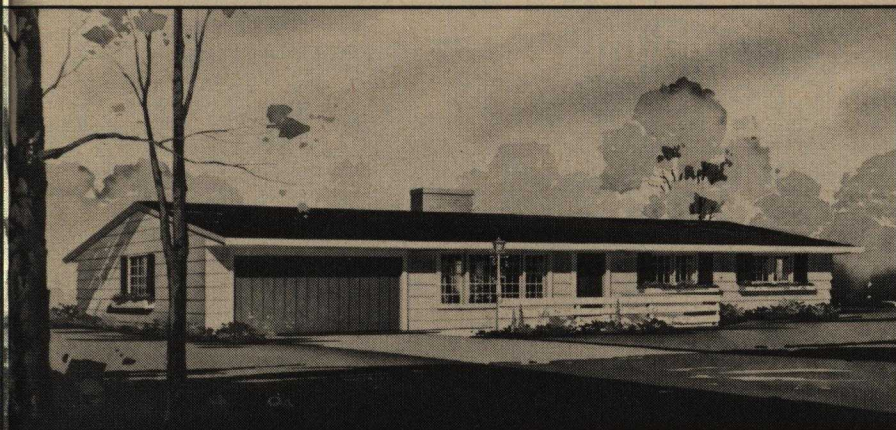
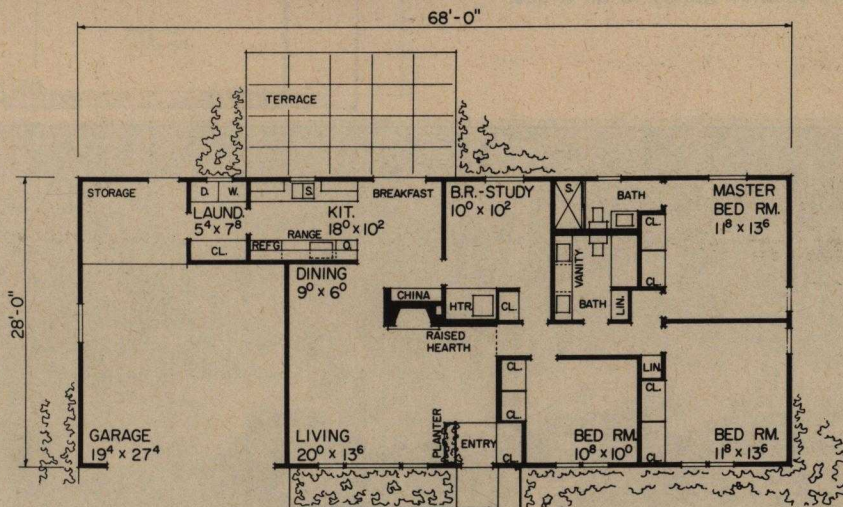
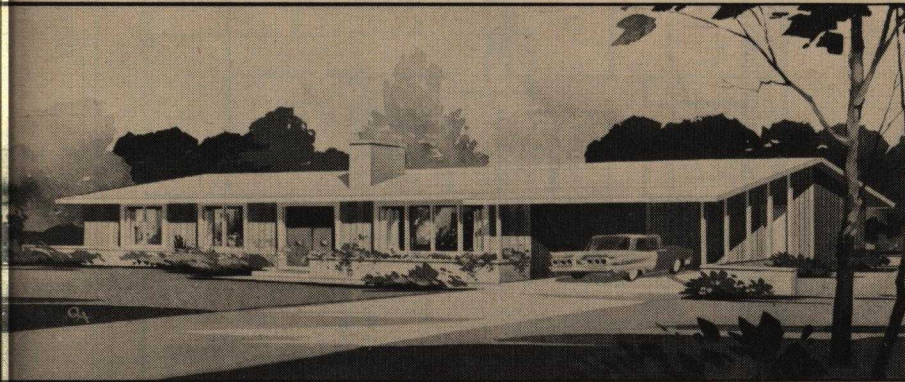
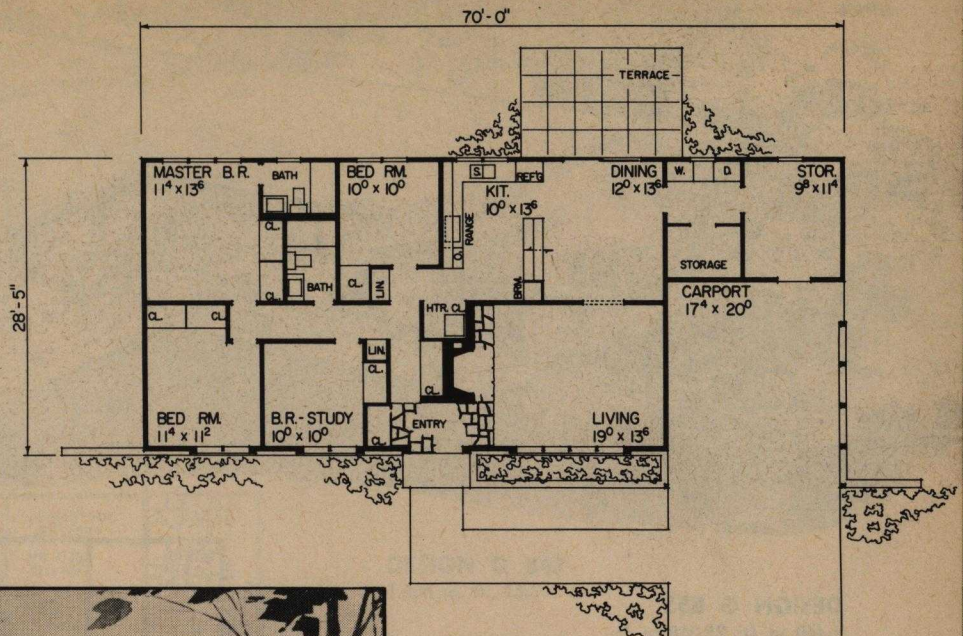
34,066 cu. ft.

Study this floor plan with care, for there is much to recommend it to the large family. The living room and separate dining area look out upon the rear yard. Sliding glass doors permit the dining area to function with the terrace—a delightful indoor-outdoor living feature. An appealing two-way fireplace may be enjoyed from both the living and dining areas. The efficient, U-shaped kitchen overlooks the front yard and is but a few steps from the front entry hall as well as the service entrance. The extra washroom and basement stairs are both strategically located. The outdoor barbecue unit and all the storage facilities in the attached two car garage are plus features. Don't miss the highlights of the sleeping area.

DESIGN G 998

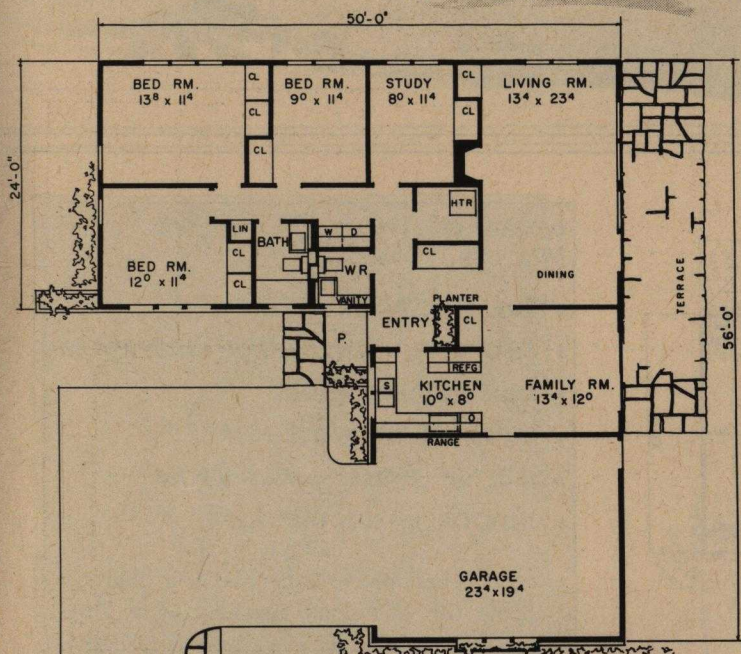
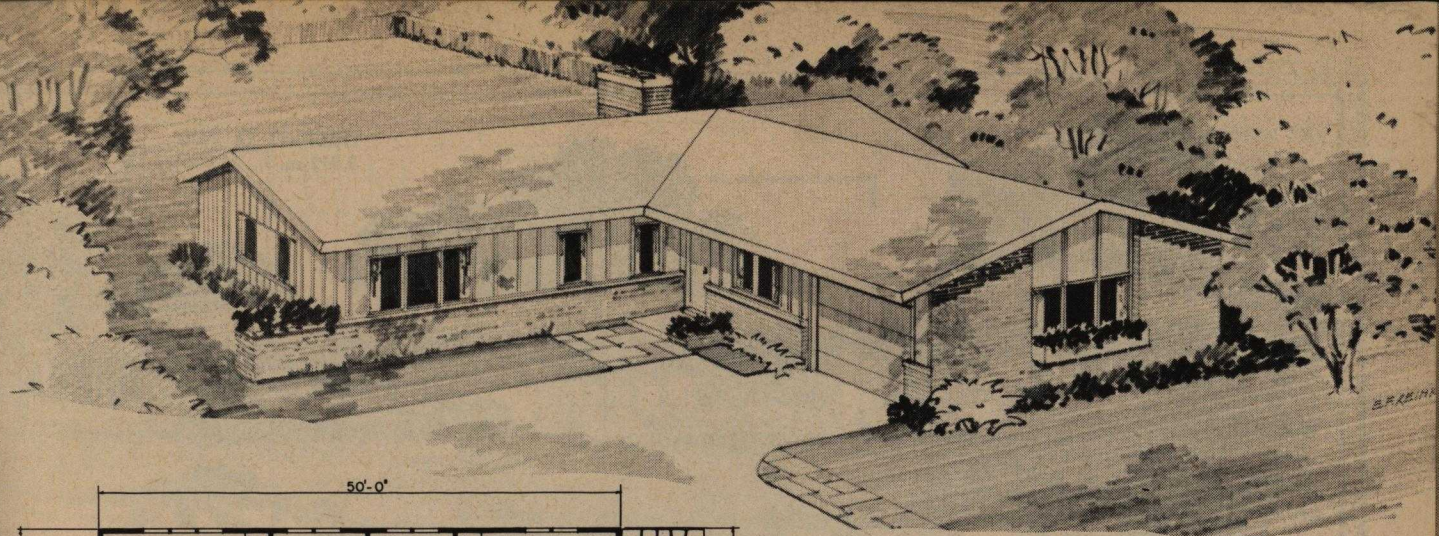
1,552 sq. ft. 16,171 cu. ft.

- FOUR FINE BEDROOMS
- BACK-TO-BACK BATHS
- FAMILY-DINING AREA
- BUILT-IN COOKING UNITS
- LARGE BULK STORAGE AREAS
- EXTERIOR PLANTER
- DOUBLE FRONT DOORS
- VERTICAL WOOD SIDING
- LOW-PITCHED ROOF

**DESIGN G 1107**

1,416 sq. ft., 14,755 cu. ft.

- APPEALING, ECONOMICAL RECTANGLE
- FOUR BEDROOMS, TWO BATHS
- EXCELLENT CLOSET FACILITIES
- KITCHEN EATING SPACE
- FORMAL DINING AREA
- FIREPLACE WITH RAISED HEARTH
- SEPARATE LAUNDRY AREA
- GARAGE STORAGE SPACE
- CHINA, PLANTER, VANITY



DESIGN G 847

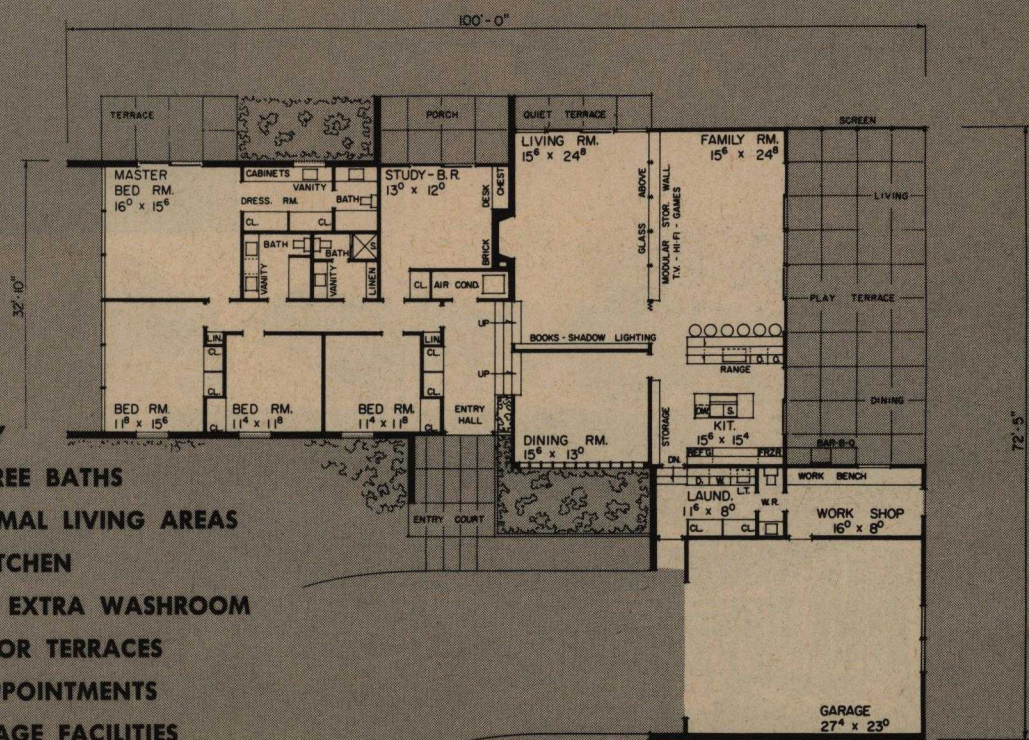
1,506 sq. ft., 15,301 cu. ft.

Stepping through the front doorway of this appealing L-shaped home the eye focuses upon the delightful planter. From this point traffic patterns will be most efficient. A few steps forward or to each side of this uncramped front entry and your guests may be ushered into any one of the three distinct areas of the house—the living, the sleeping, or the work area. The sleeping area is highlighted by three bedrooms plus a study which can function as the guest room.

DESIGN G 1077

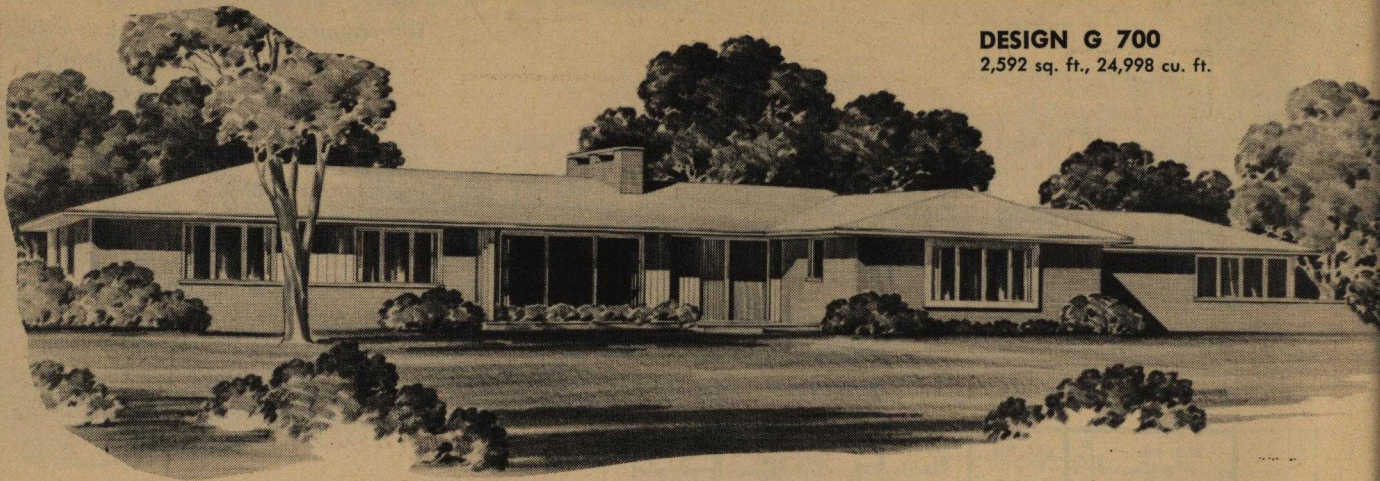
2,944 sq. ft., 28,940 cu. ft.

- UNLIMITED LIVABILITY
- FIVE BEDROOMS, THREE BATHS
- FORMAL AND INFORMAL LIVING AREAS
- EFFICIENT ISLAND KITCHEN
- SEPARATE LAUNDRY, EXTRA WASHROOM
- FUNCTIONAL OUTDOOR TERRACES
- DELUXE INTERIOR APPOINTMENTS
- OUTSTANDING STORAGE FACILITIES



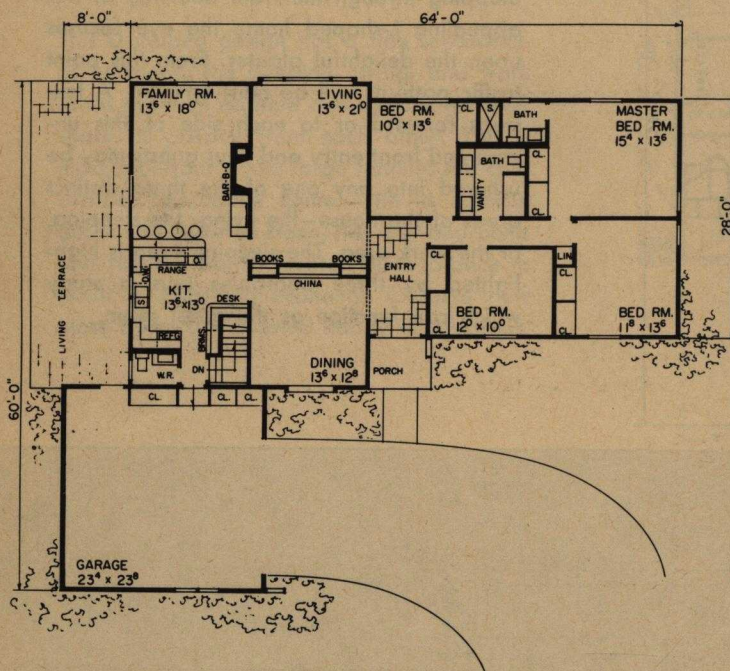
DESIGN G 700

2,592 sq. ft., 24,998 cu. ft.

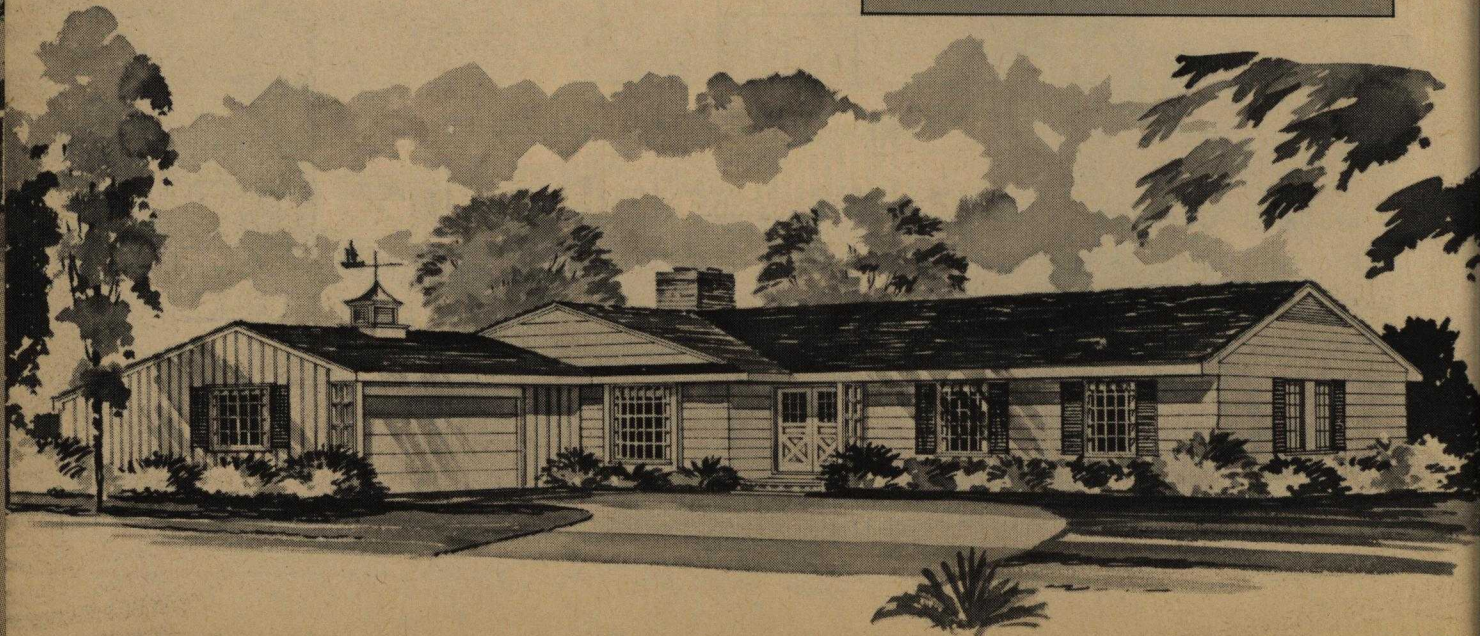
**DESIGN G 1110**

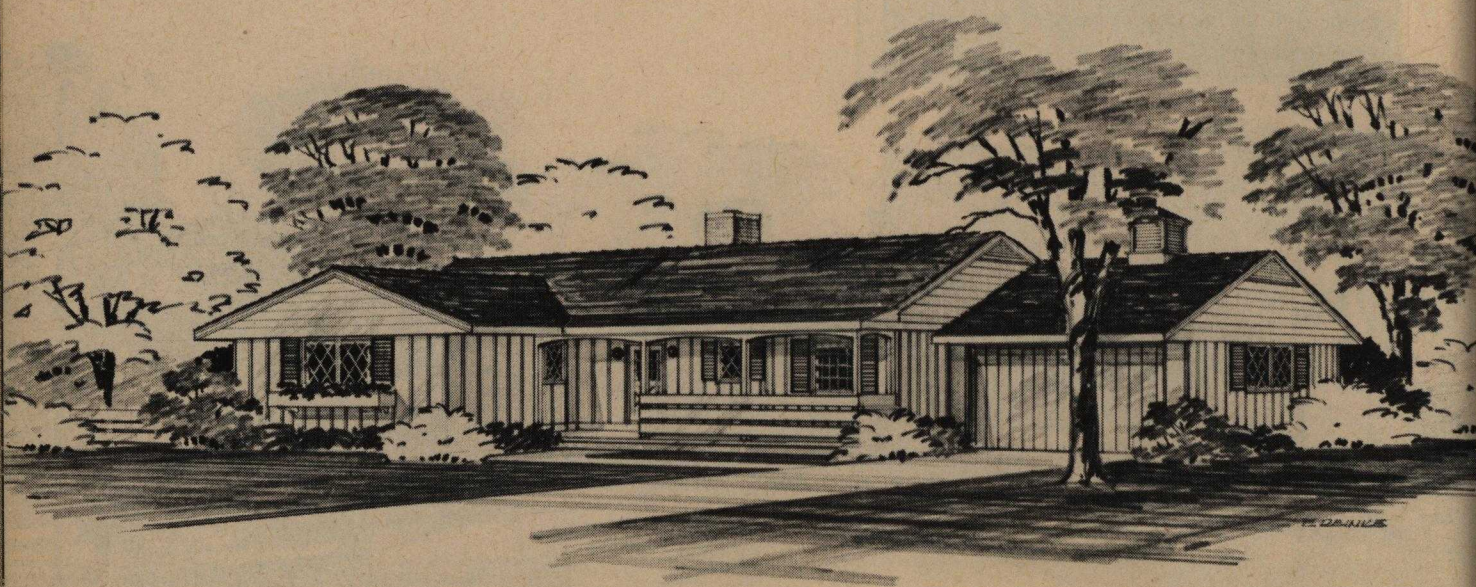
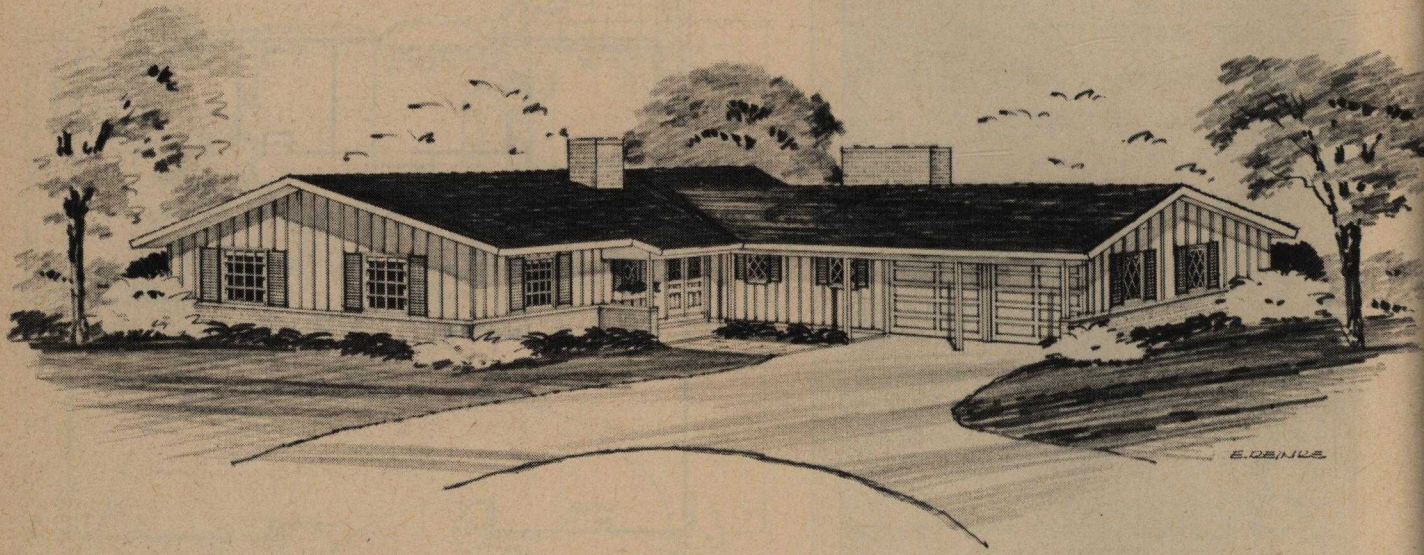
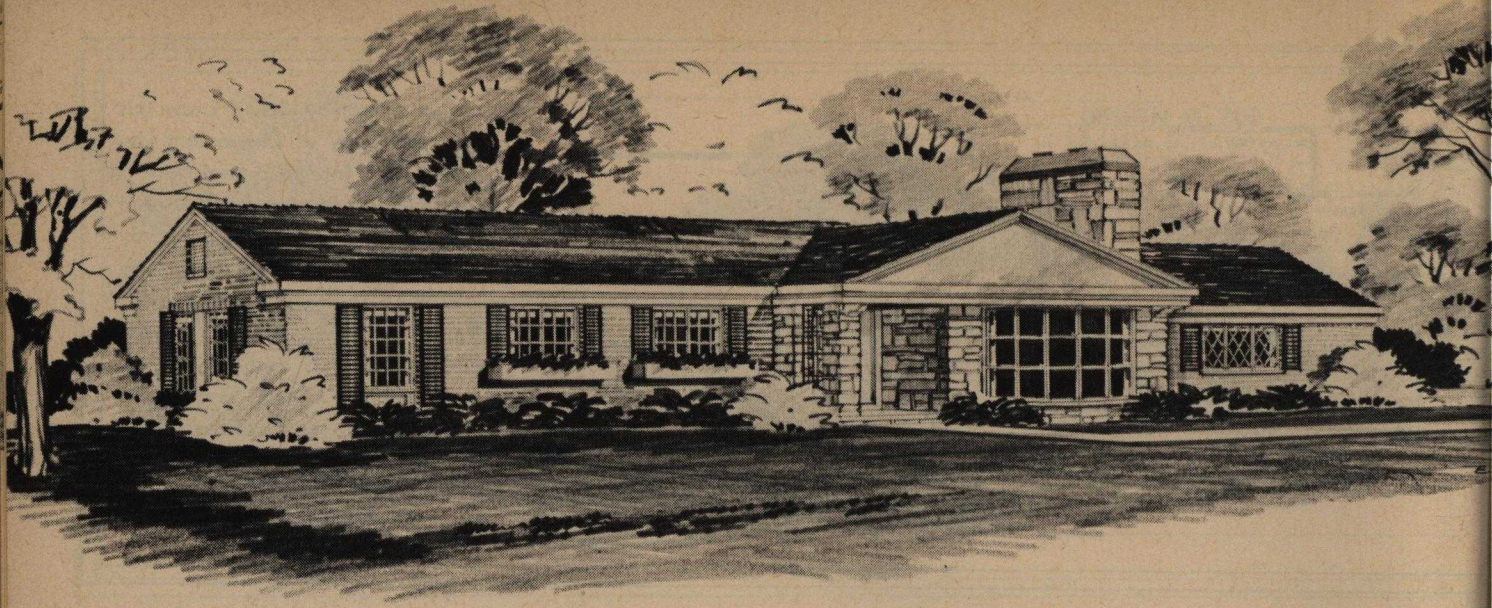
2,016 sq. ft., 32,256 cu. ft.

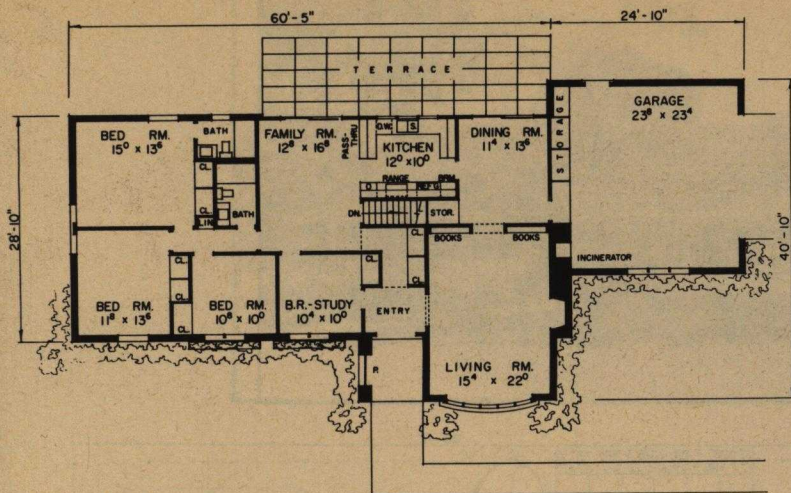
- FOR FINE FAMILY LIVING
- TWO FULL BATHS, EXTRA WASHROOM
- QUIET LIVING ROOM
- SEPARATE DINING ROOM
- MULTI-PURPOSE FAMILY ROOM
- INDOOR BARBECUE UNIT



More space for everyone. This four bedroom home will allow the members of a large family that freedom of movement so important to enjoyable living patterns. In addition to the excellent sleeping and bath facilities, the two large living areas make a vital contribution to fostering unrestrained togetherness. The family room, kitchen, and outdoor terrace function well together to assure the success of informal activities. The sizable living room, with its fireplace as the focal point, will serve as the haven for quiet conversation.



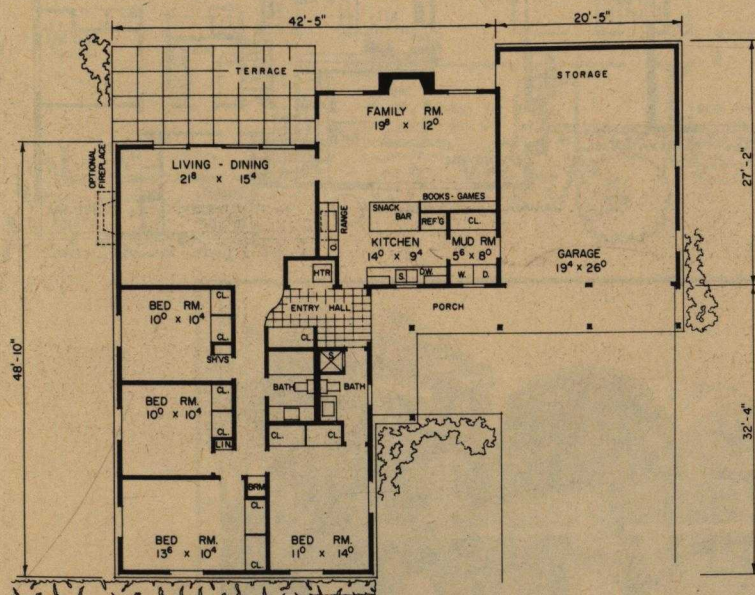




DESIGN G 917

1,870 sq. ft., 36,613 cu. ft.

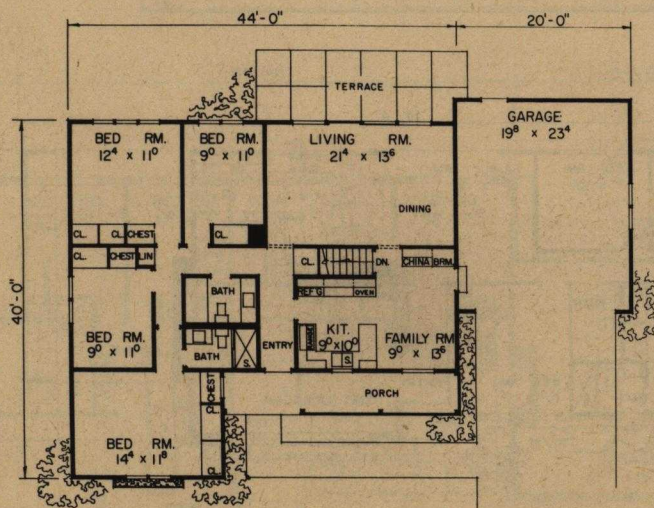
- FAMILY ROOM
- SEPARATE DINING ROOM
- SPACIOUS, QUIET LIVING ROOM
- BOOK SHELVES, FIREPLACE
- BASEMENT FOR RECREATION
- GARAGE STORAGE WALL
- COVERED FRONT ENTRANCE
- BRICK, STONE VENEER



DESIGN G 960

1,730 sq. ft., 17,871 cu. ft.

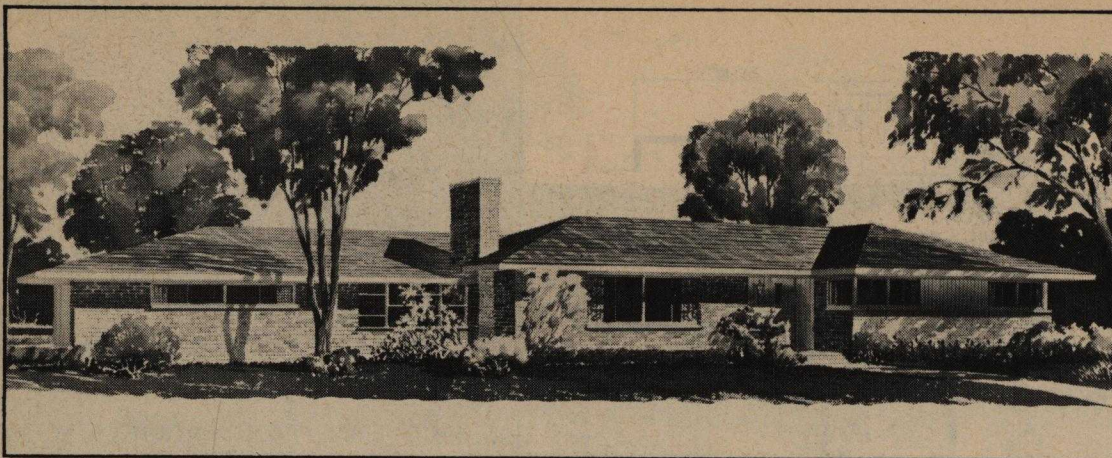
- TRADITIONAL L-SHAPED RANCH
- BOARD AND BATTEN EXTERIOR
- THE CHARM OF SHUTTERS
- TWO FULL BATHS
- TWO SPACIOUS LIVING AREAS
- PRACTICAL MUD ROOM
- MARVELOUS SNACK BAR
- BOOKS-GAMES STORAGE



DESIGN G 940

1,440 sq. ft., 26,246 cu. ft.

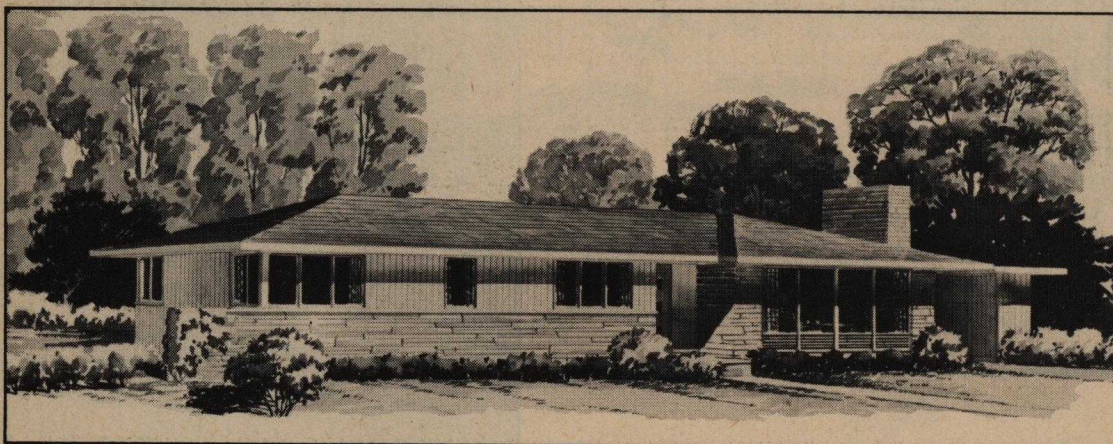
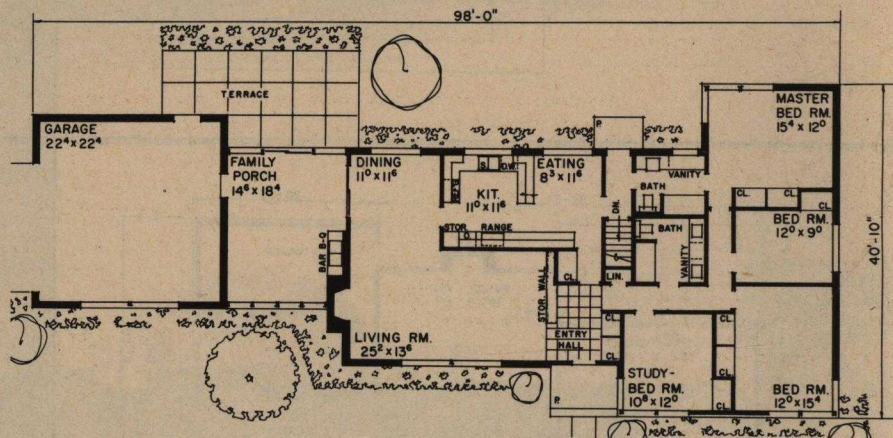
- LOW AND GRACEFUL
- ATTACHED TWO CAR GARAGE
- COVERED FRONT PORCH
- BUILT-IN CHESTS
- FINE TRAFFIC CIRCULATION
- FORMAL DINING AREA
- FULL BASEMENT
- REAR LIVING TERRACE



DESIGN G 690

1,864 sq. ft., 35,498 cu. ft.
(Plus 295 sq. ft. porch)

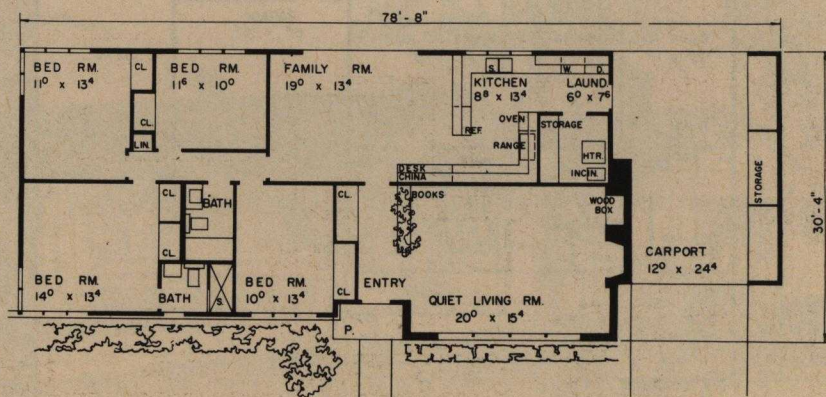
- BUILT-IN BATHROOM VANITIES
- EFFICIENT TRAFFIC PATTERNS
- TWO DINING AREAS
- BUILT-IN COOKING EQUIPMENT
- EXCELLENT WORK SURFACES
- LIVING ROOM STORAGE WALL
- GLASS SLIDING DOORS
- FIREPLACE AND BARBECUE UNIT
- BASEMENT, TWO CAR GARAGE

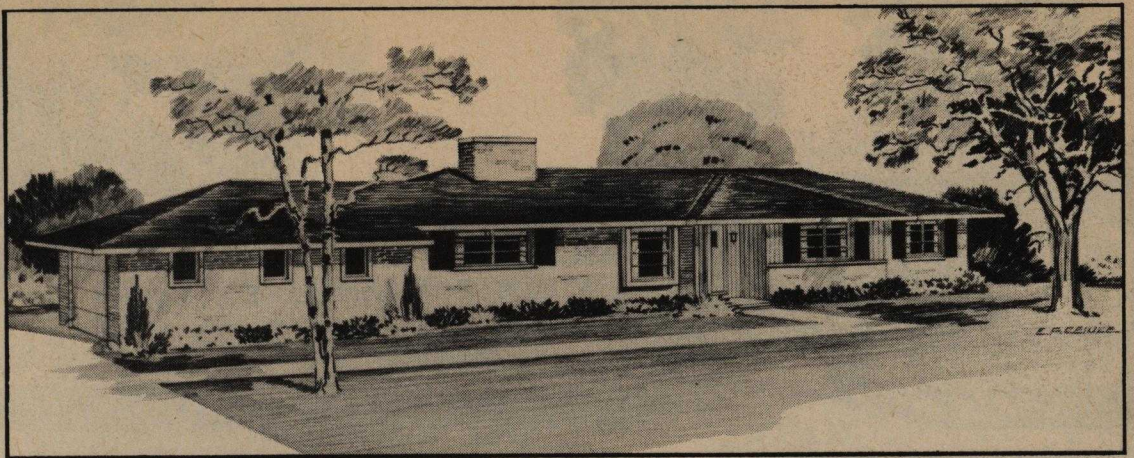


DESIGN G 807

1,785 sq. ft., 18,734 cu. ft.

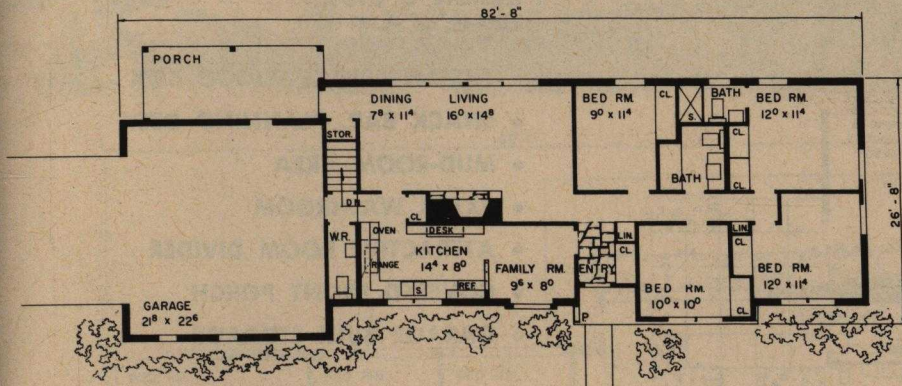
- QUIET LIVING ROOM
- FIREPLACE AND WOOD BOX
- PLANTER/BOOK SHELVES DIVIDER
- BUILT-IN DESK, CHINA
- REAR FAMILY ROOM
- EFFICIENT WORK CENTER
- HEATER/STORAGE ROOM
- CARPORT STORAGE WALL
- FRAME, STONE EXTERIOR



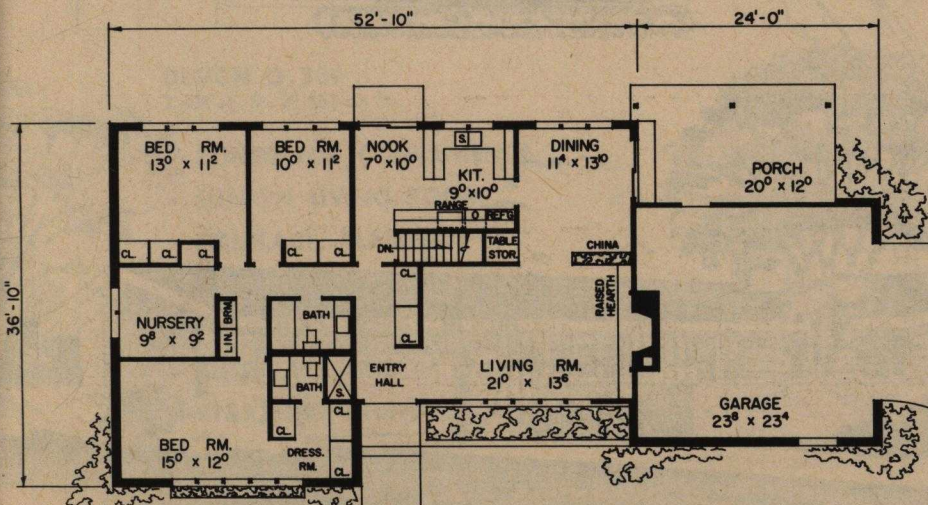
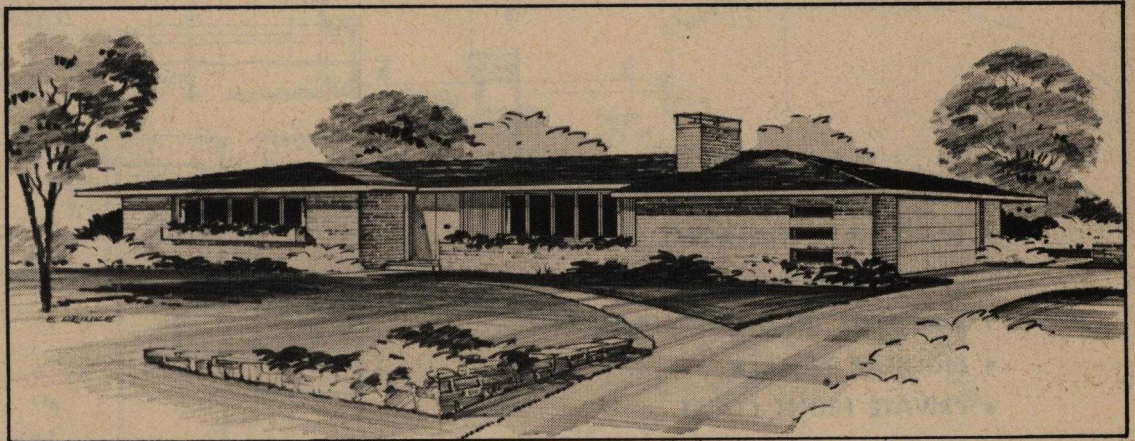


DESIGN G 591

1,504 sq. ft., 26,923 cu. ft.



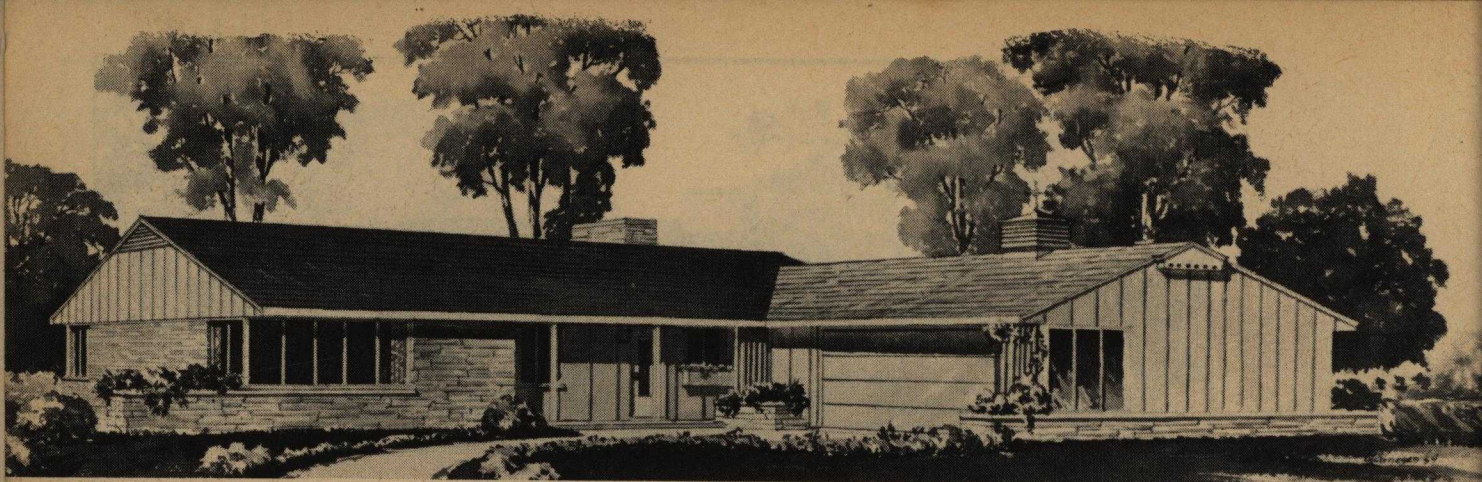
- RECESSED FRONT ENTRANCE
- HIP-ROOF, WIDE OVERHANG
- ATTACHED TWO CAR GARAGE
- COVERED REAR PORCH
- TWO BATHS, EXTRA WASHROOM
- INFORMAL FAMILY-KITCHEN
- REAR FORMAL LIVING AREAS
- FIREPLACE, BUILT-IN DESK
- FULL BASEMENT



DESIGN G 941

1,700 sq. ft., 30,776 cu. ft.

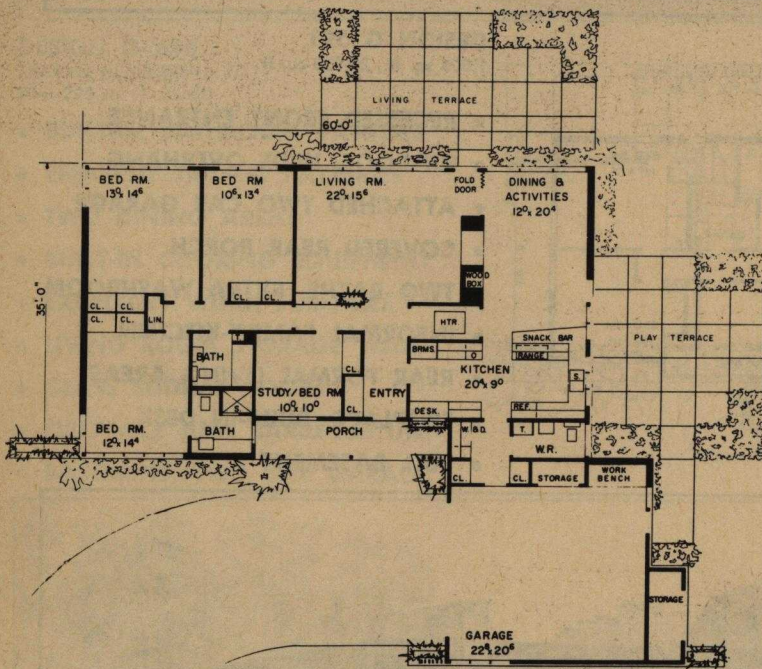
- HIP-ROOF, WIDE OVERHANG
- COVERED PORCH
- GOOD TRAFFIC PATTERNS
- BUILT-IN CHINA/PLANTER
- SEPARATE DINING ROOM
- RAISED HEARTH FIREPLACE
- INFORMAL NOOK
- ATTACHED TWO CAR GARAGE
- MANY WARDROBE CLOSETS



DESIGN G 616

2,024 sq. ft., 23,192 cu. ft.

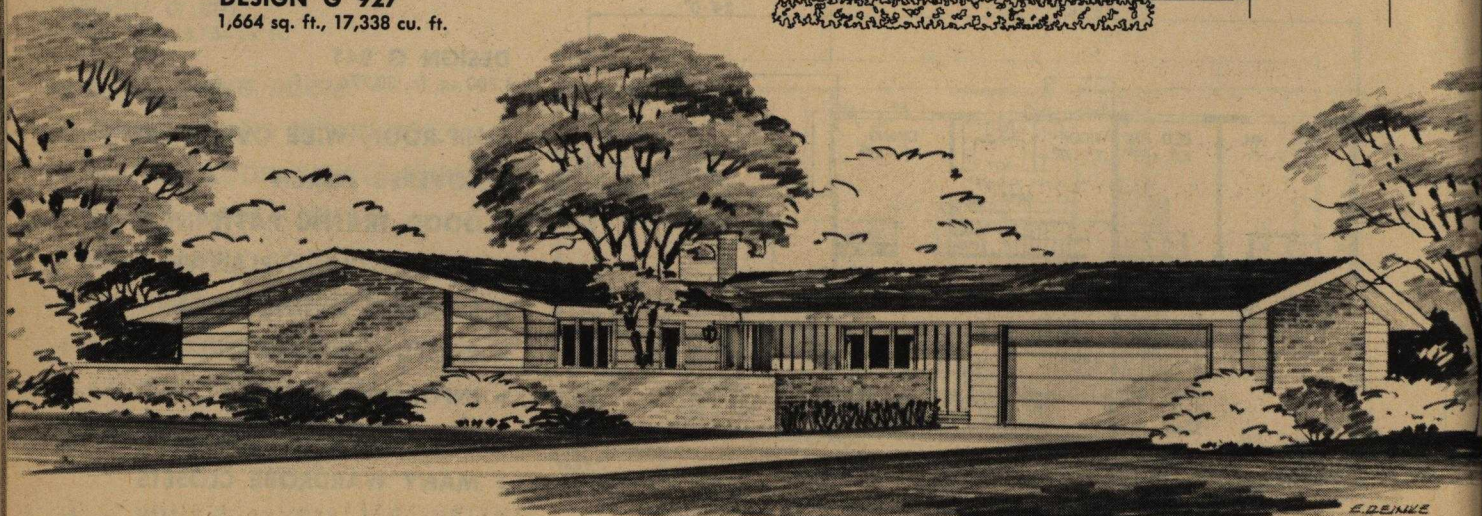
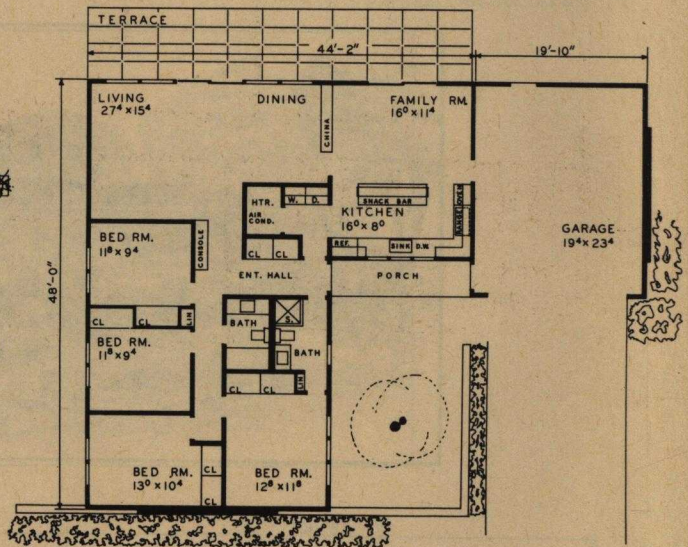
- THRU-FIREPLACE, WOOD BOX
- SNACK BAR, PLANNING DESK
- MUD-ROOM AREA
- EXTRA WASHROOM
- ATTRACTIVE ROOM DIVIDER
- COVERED FRONT PORCH
- GARAGE BULK STORAGE

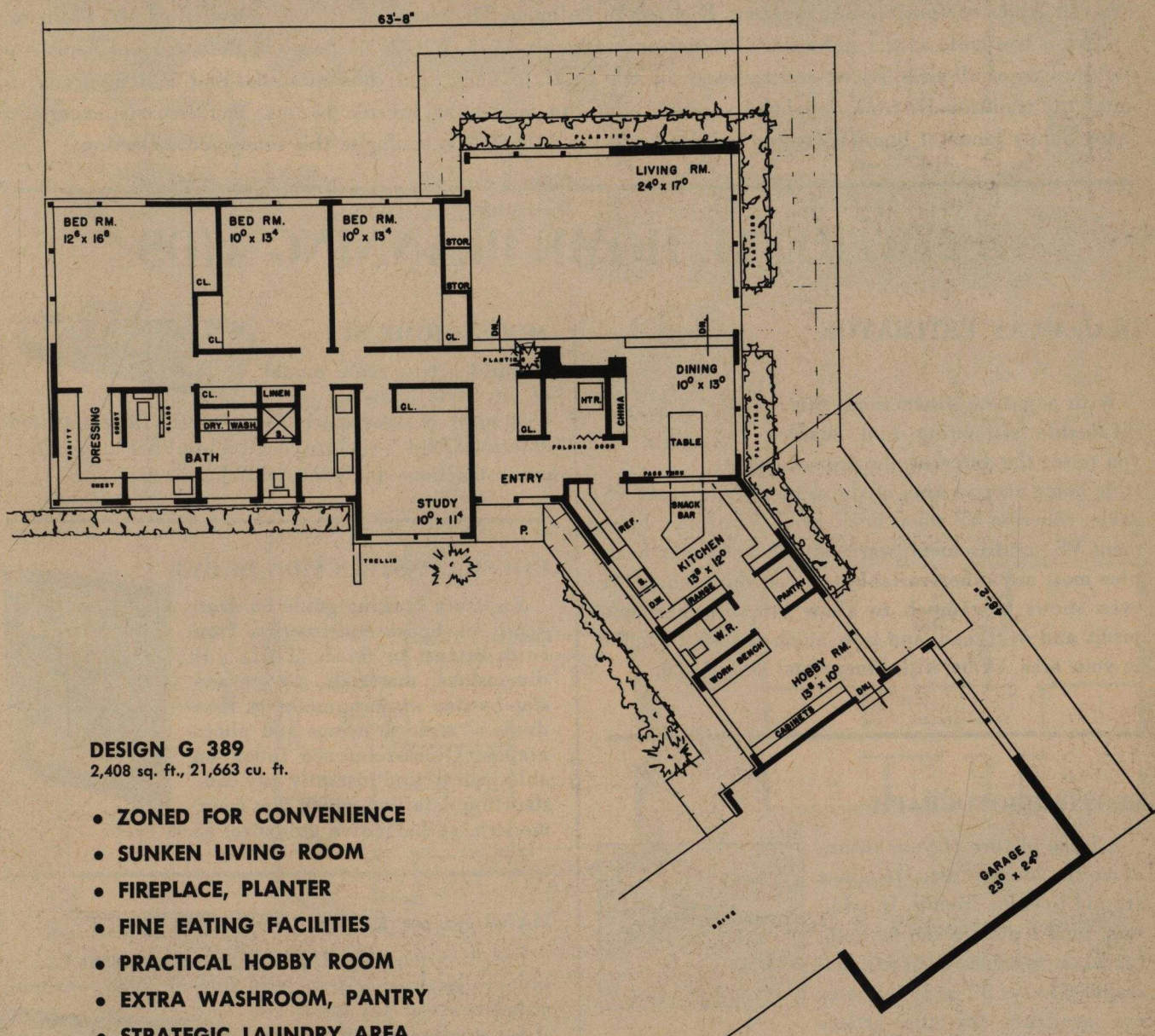
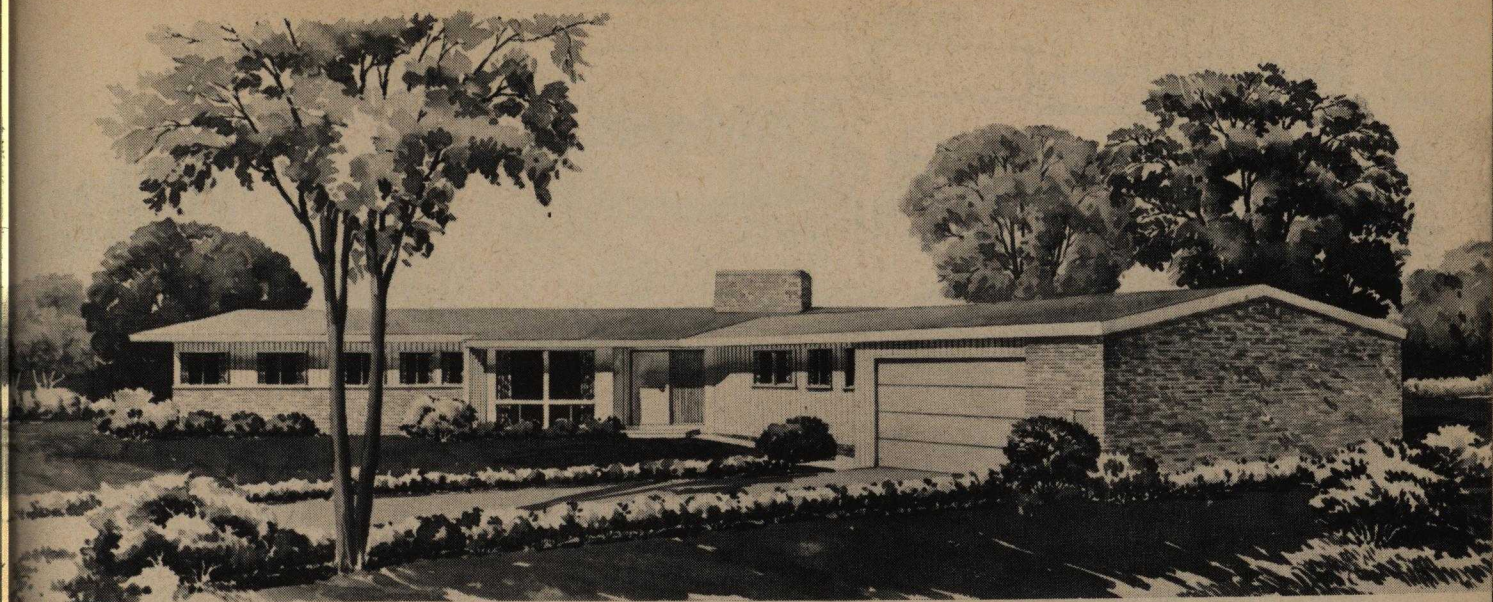


- SPACIOUS LIVING AREAS
- CHINA, SNACK BAR, CONSOLE
- EXCELLENT TRAFFIC CIRCULATION
- BIG REAR TERRACE
- PRIVATE FRONT COURT
- TWO CAR GARAGE

DESIGN G 927

1,664 sq. ft., 17,338 cu. ft.





2-STORY HOMES

DESIGNS FOR

Convenient Living

PORTFOLIO NO. 10

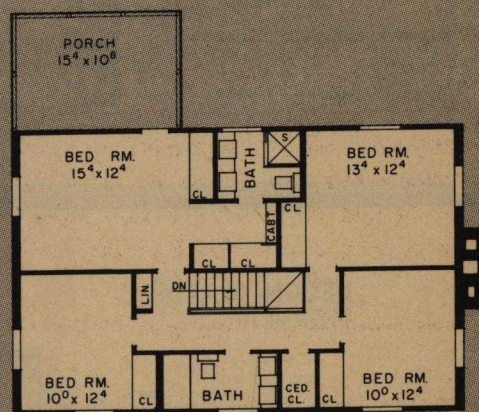
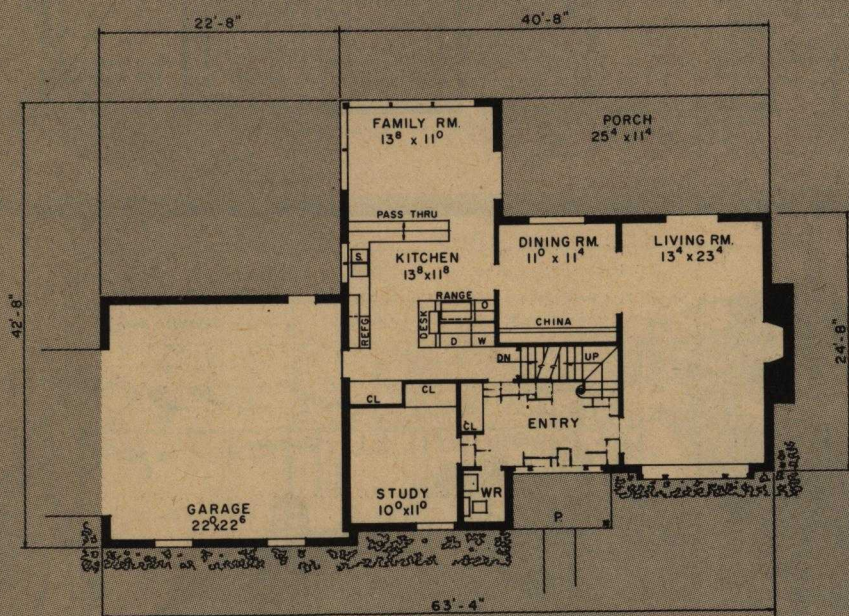


DESIGN G 567

31,570 cu. ft.

1,270 sq. ft.—First Floor

1,057 sq. ft.—Second Floor

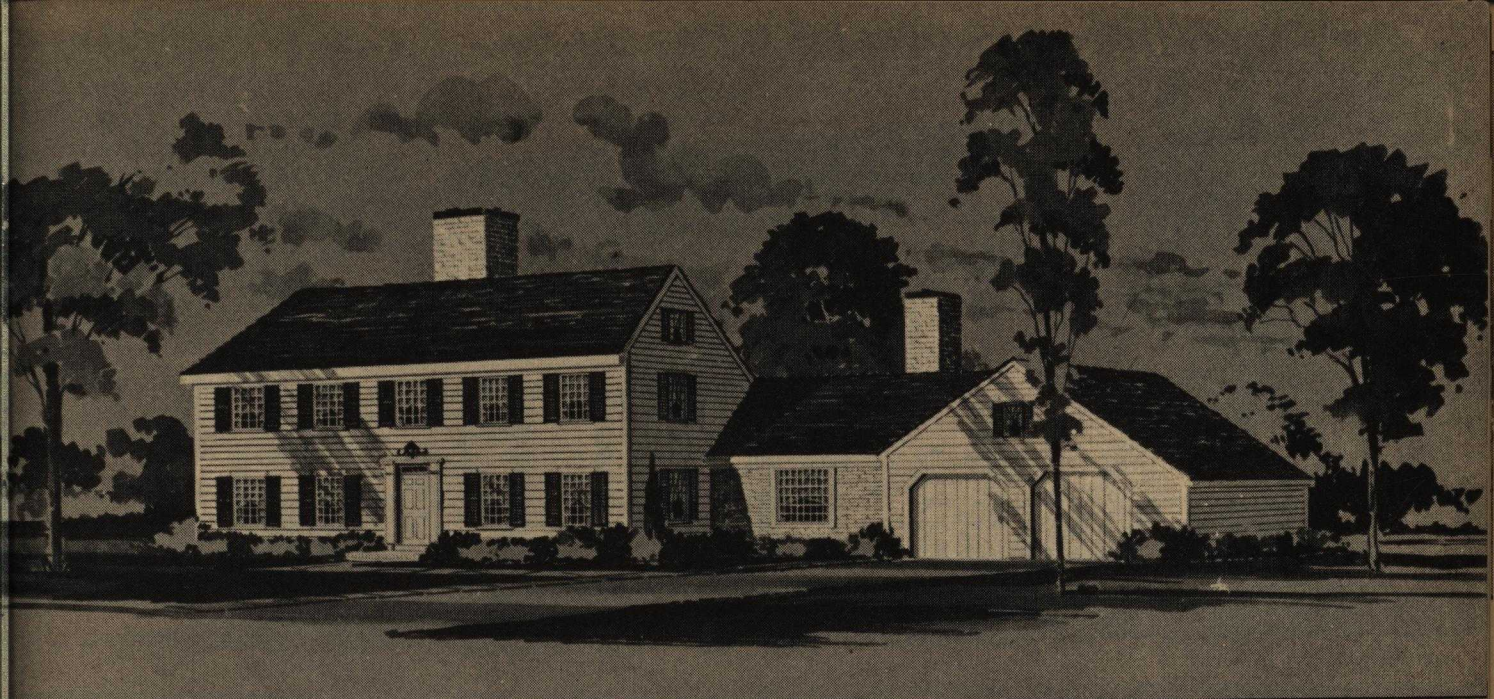


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IRVING E. PALMQUIST, A. I. A.

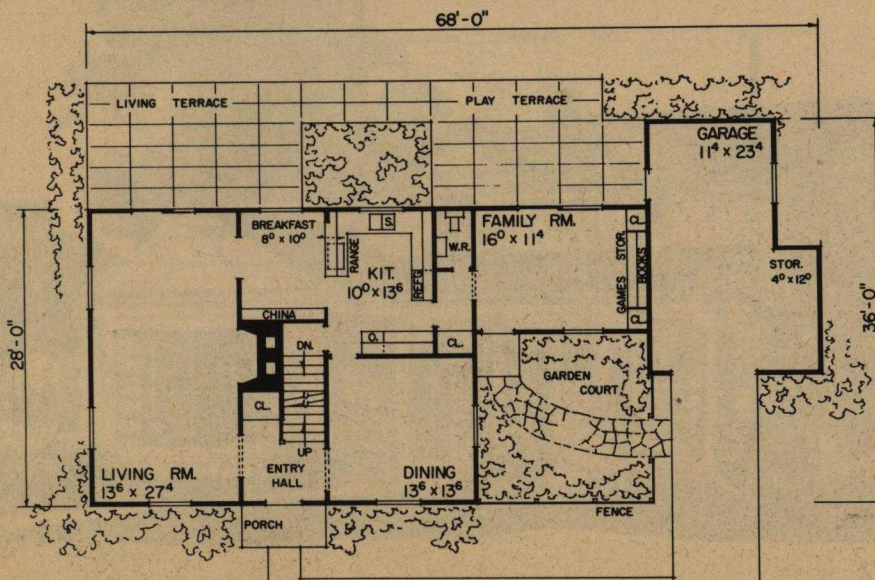
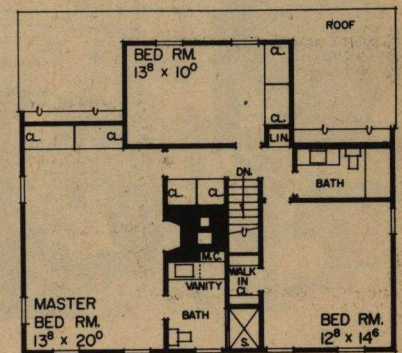
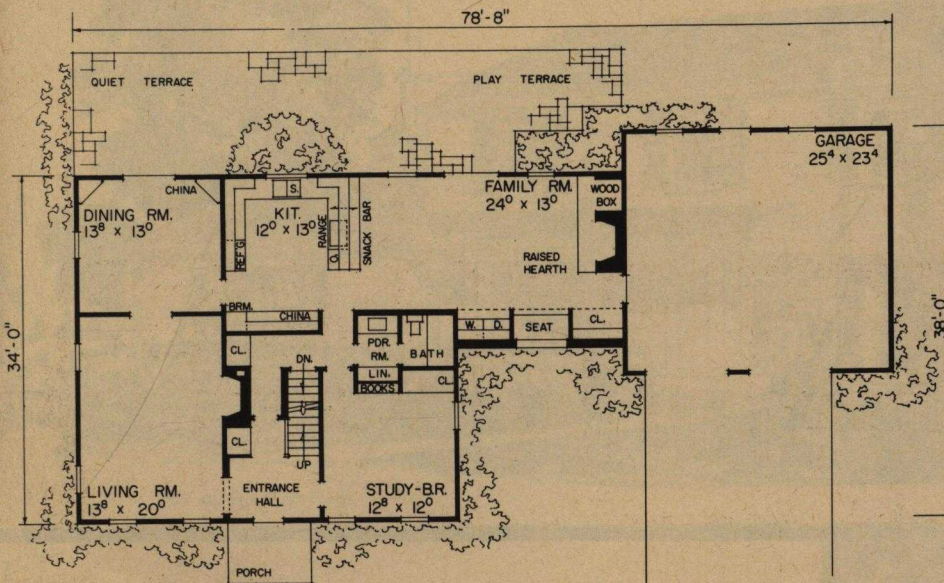
CONSTRUCTION BLUEPRINTS AVAILABLE AT LOW COST



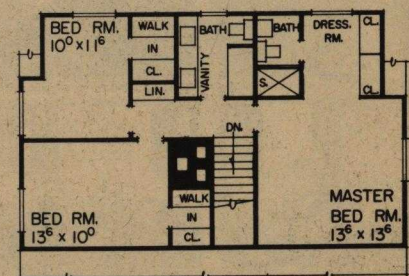
DESIGN G 1142
33,101 cu. ft.

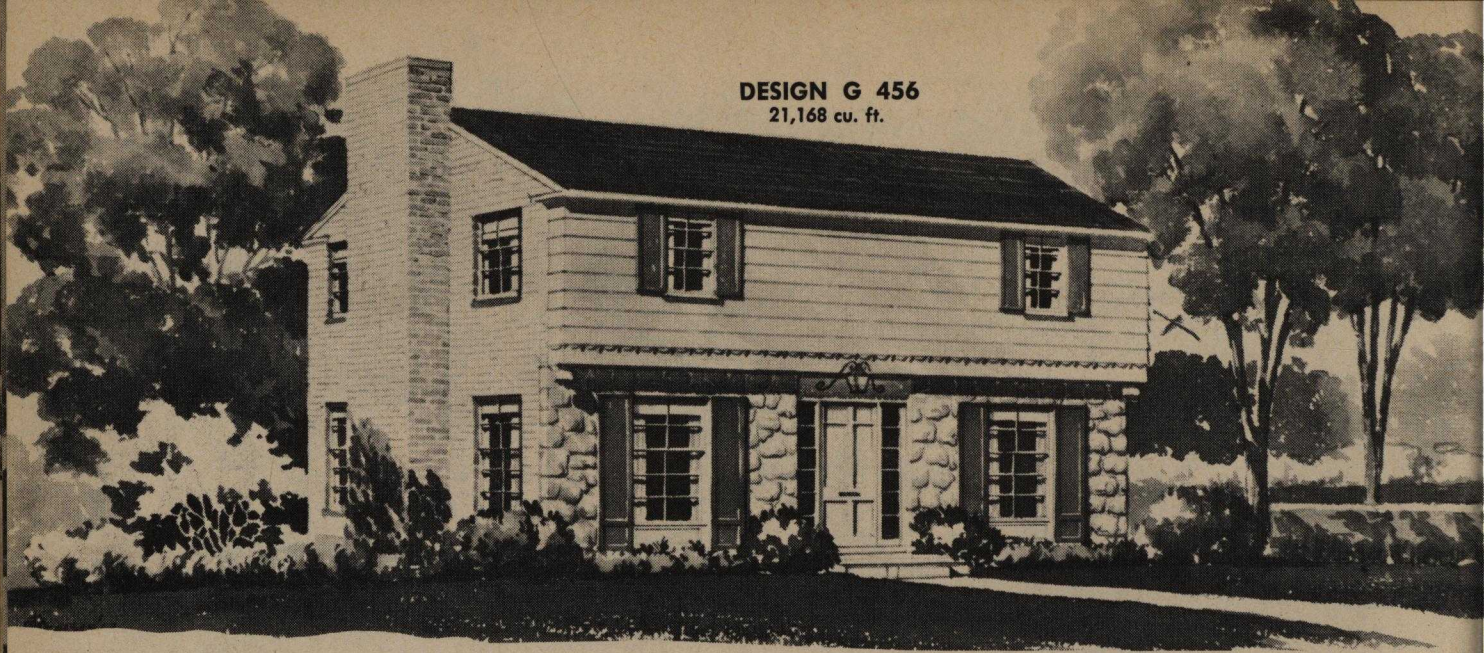
1,538 sq. ft.—First Floor

938 sq. ft.—Second Floor

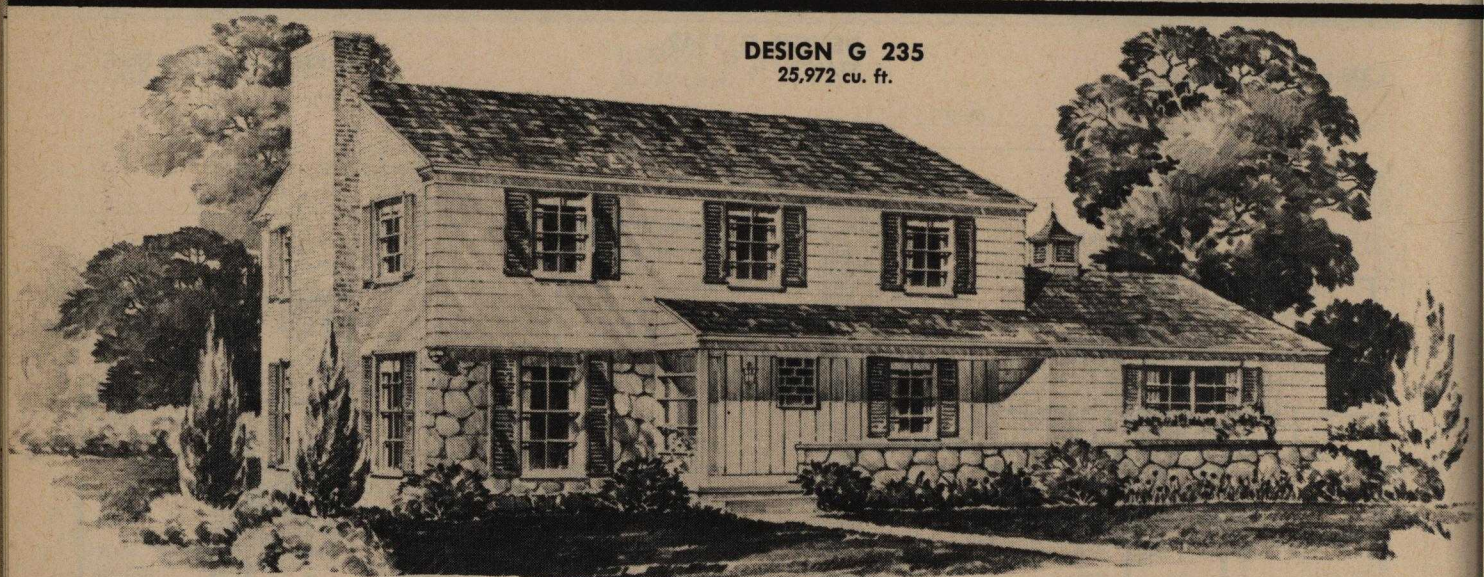


1,200 sq. ft.—First Floor
792 sq. ft.—Second Floor

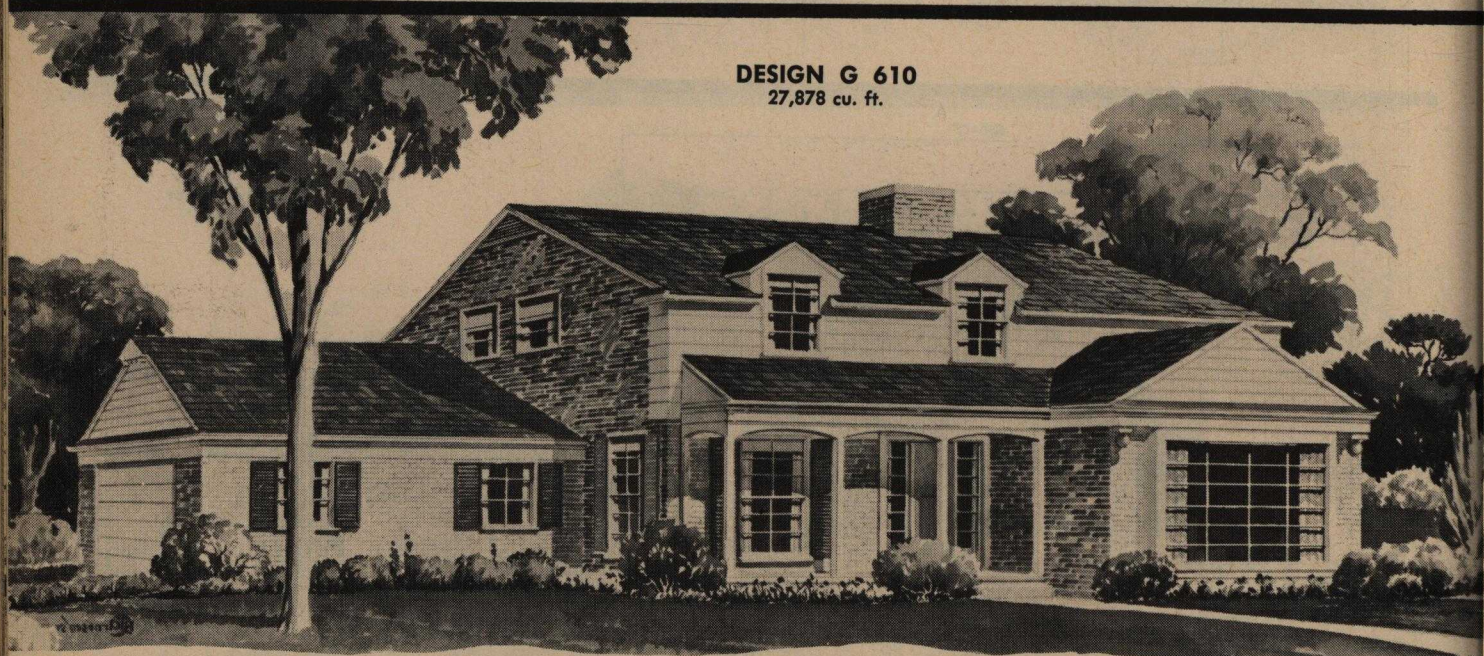




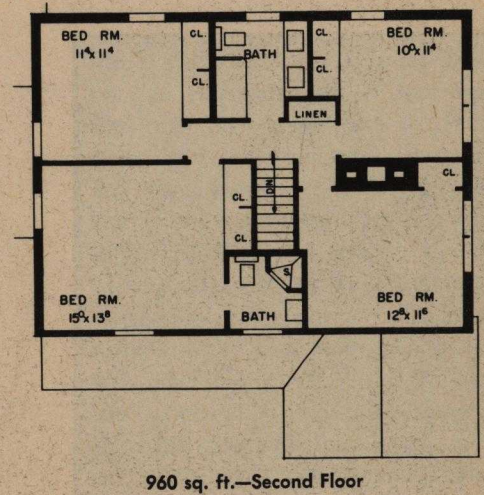
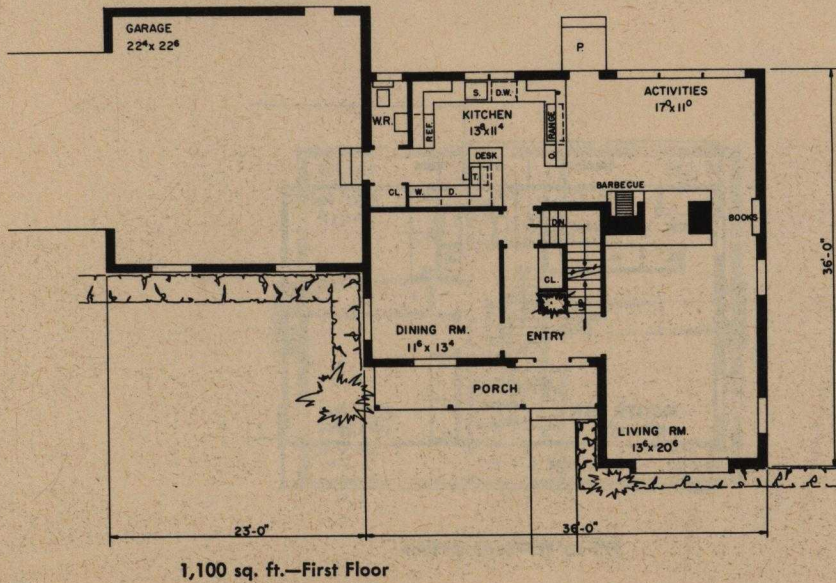
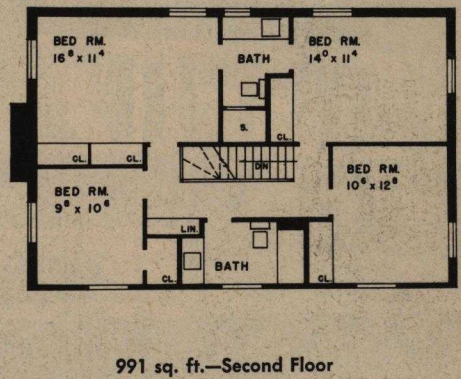
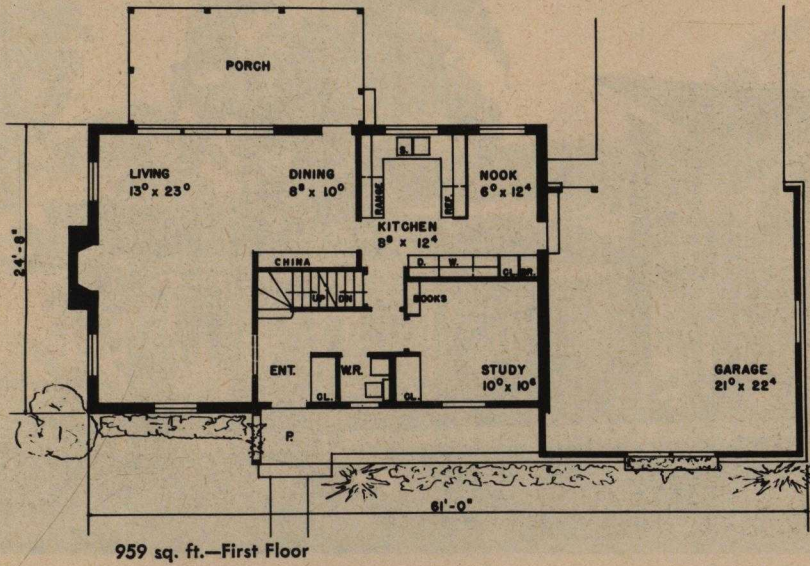
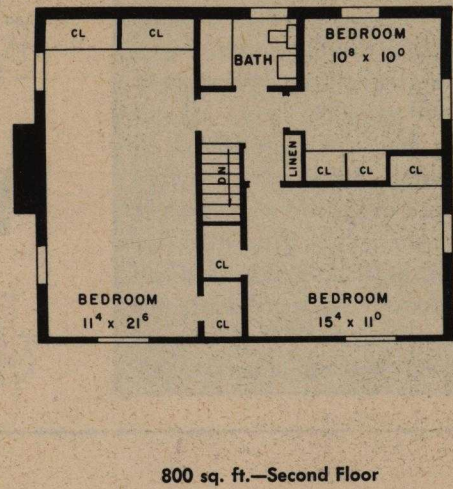
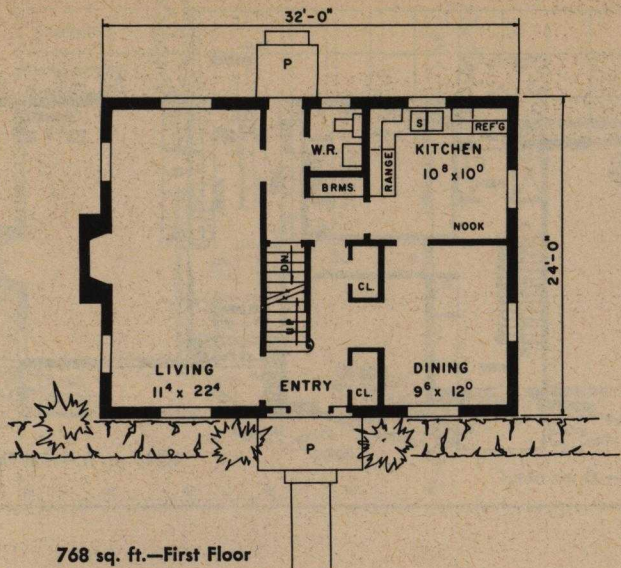
DESIGN G 456
21,168 cu. ft.



DESIGN G 235
25,972 cu. ft.

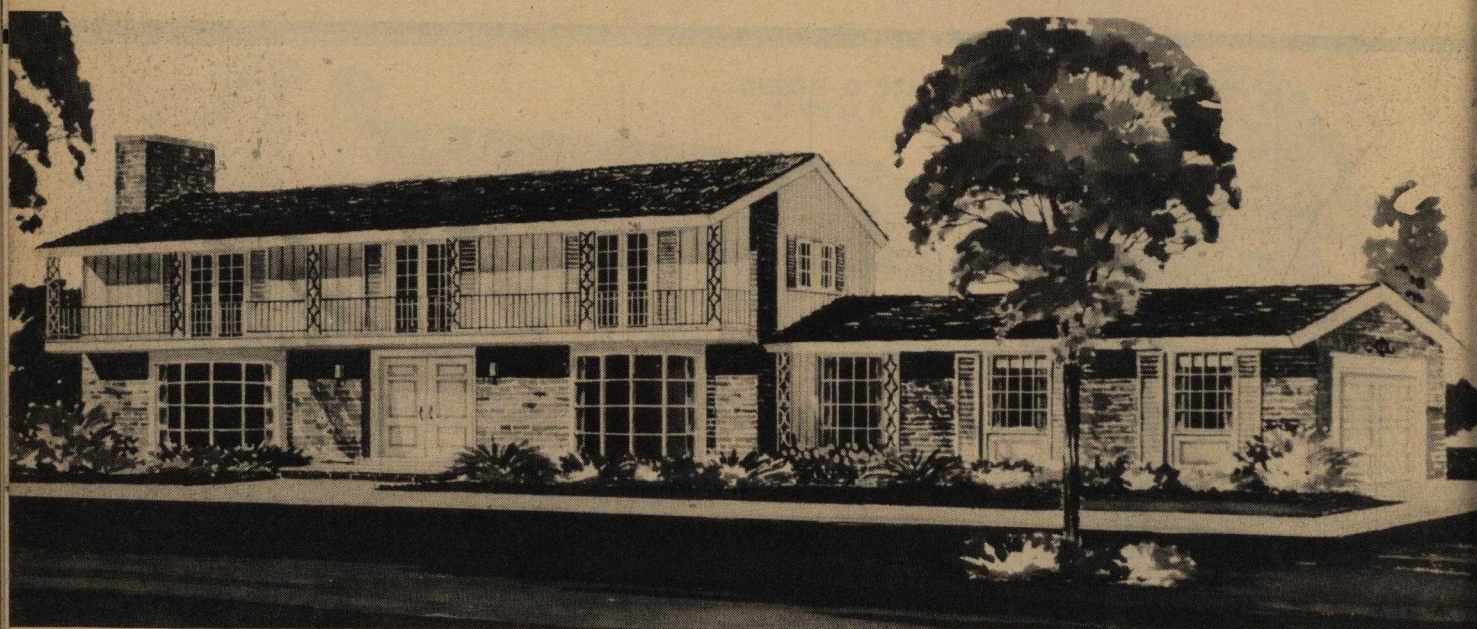
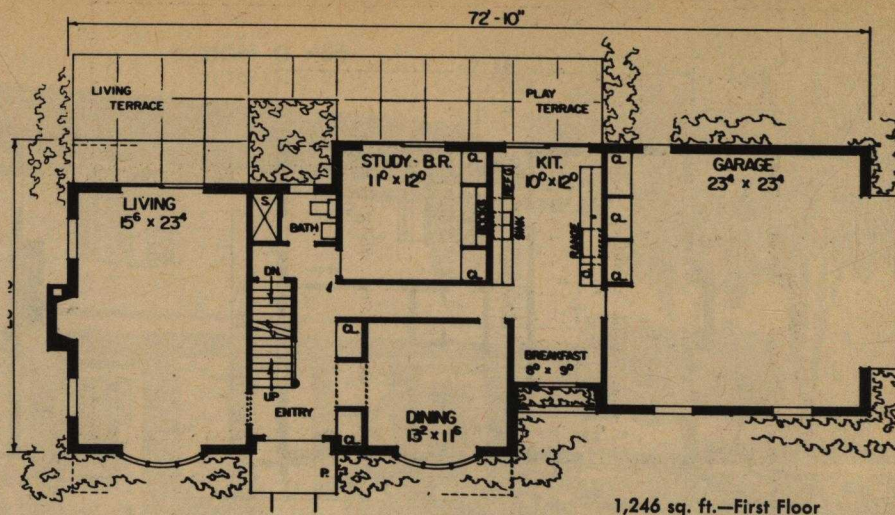


DESIGN G 610
27,878 cu. ft.

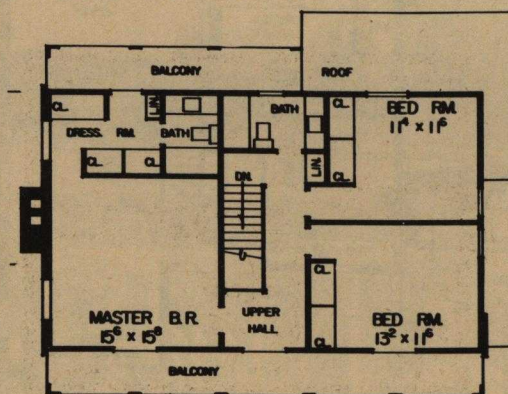


DESIGN G 984 30,641 cu. ft.

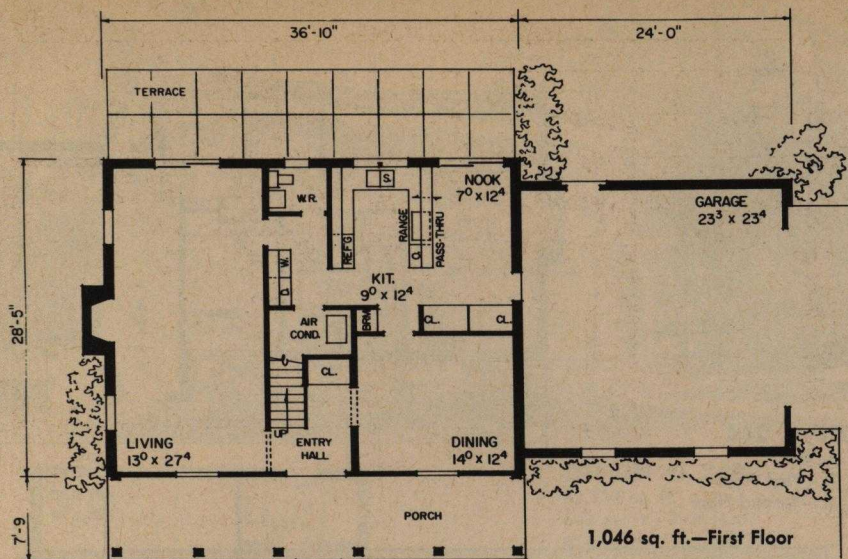
The charm of French Provincial is characterized by this dignified two-story home. The overhanging balcony with its delicate wrought iron work, the inviting double front doors flanked by the two bay windows, and the shuttered French doors and windows help make a truly imposing exterior. The use of vertical siding and brick results in a crisp, appealing contrast. The projection of the attached garage and the front driveway are impressive.



Upon entering this home visitors are impressed by the possibilities its plan offers for fine formal living patterns. The center entry hall routes traffic most effectively. The large living room, free of unnecessary cross-room traffic, will enjoy the utmost in privacy. Glass sliding doors allow this room to function easily with its living terrace. The separate dining room and the breakfast area solve all dining problems. The study may also serve as the extra bedroom. Large bedrooms with plenty of closet space highlight the second floor.

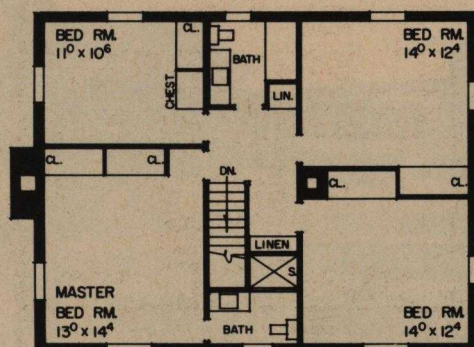
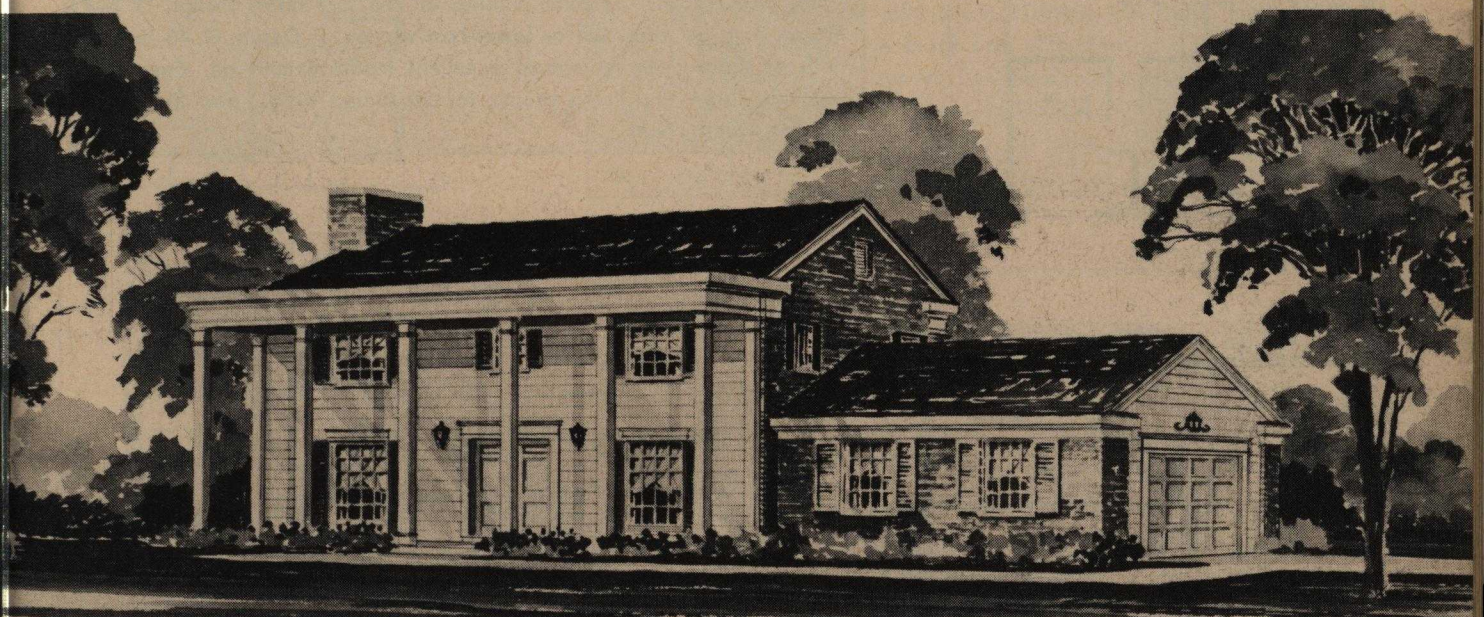


972 sq. ft.—Second Floor

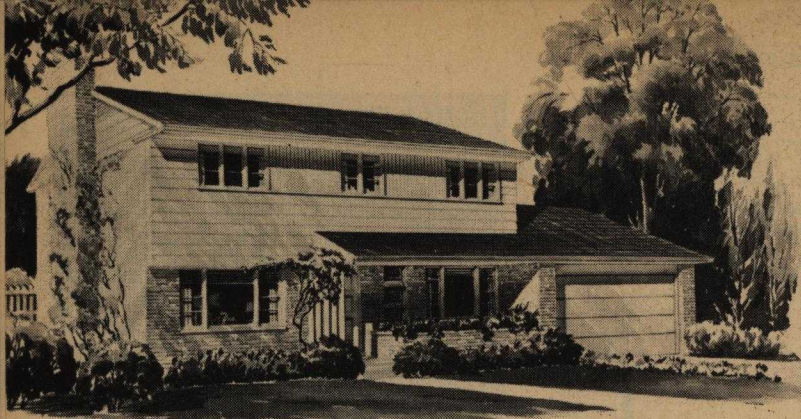


DESIGN G 997 21,349 cu. ft.

Reminiscent of Mount Vernon, this traditional two story home captures all the grandeur of early America. Setting the character are the six stately pillars of the front porch; not the formal double front doors; the symmetry of the windows with their shutters, and the lanterns. The contrast of the horizontal siding and the red brick is, indeed, effective. Adding much to the breadth of this two story is the attached two car garage.

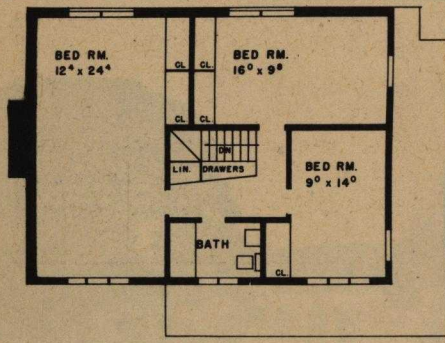
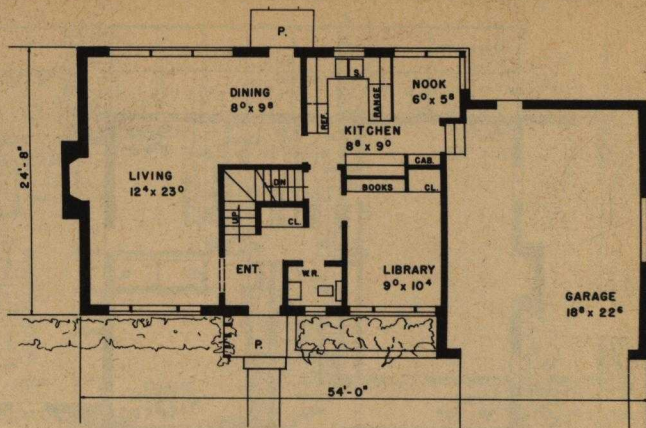


Gracious, formal living patterns will be enjoyed by the members of the large family occupying this home. Although the first floor plan above shows the non-basement layout, the blueprints for this particular design include details for basement construction. The end living room can be free of cross-room traffic. This room, like the nook, functions with the rear terrace. The first floor laundry area, extra washrooms, and U-shaped kitchen are among the Convenient Living features.

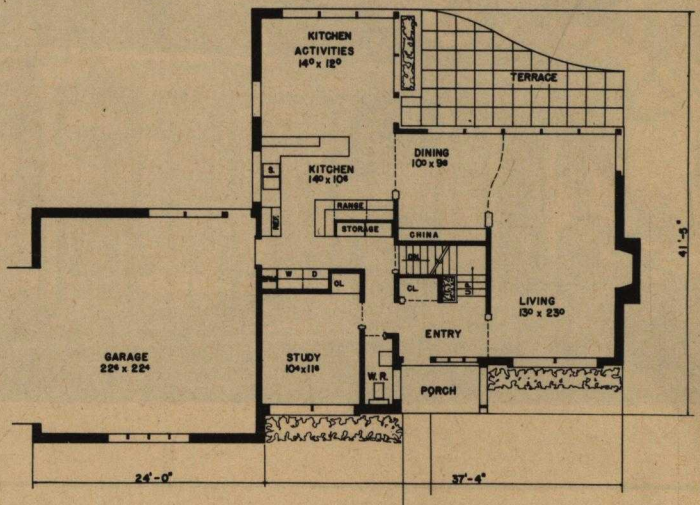
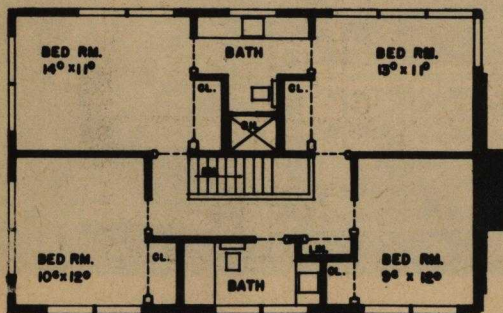


DESIGN G 244

23,288 cu. ft.
860 sq. ft.—First Floor
888 sq. ft.—Second Floor

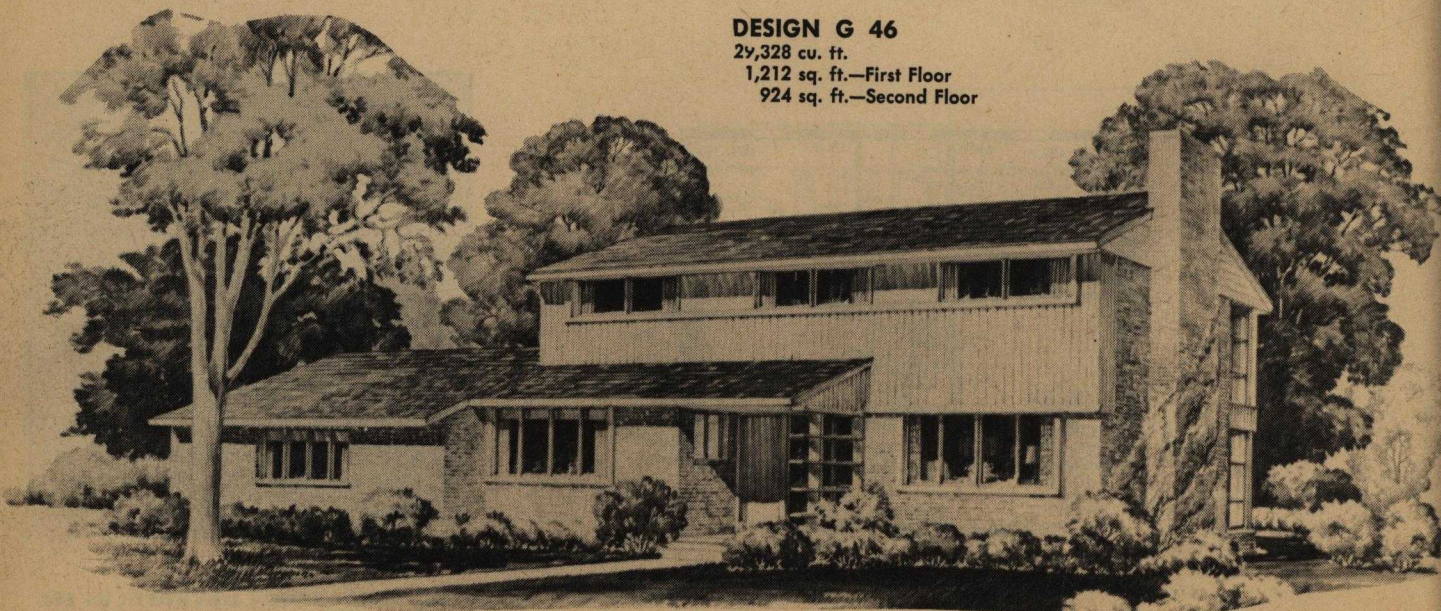


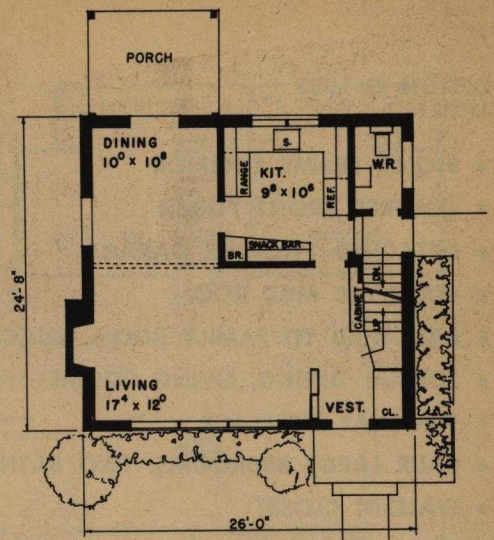
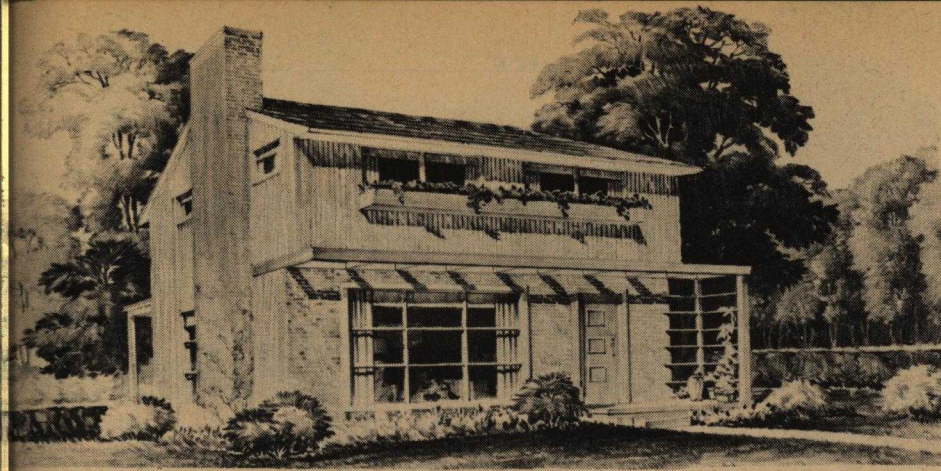
The two designs on this page are quite similar in exterior appearance. Yet, a study of their floor plans reveals an interesting difference in living patterns. Almost 50% smaller on the first floor, Design G 244 above, may be regarded as lower-cost version of Design G 46 below. Both of these designs feature excellent traffic circulation, fine bath facilities, large end living rooms, formal dining areas, and first floor reading/guest rooms.



DESIGN G 46

23,328 cu. ft.
1,212 sq. ft.—First Floor
924 sq. ft.—Second Floor

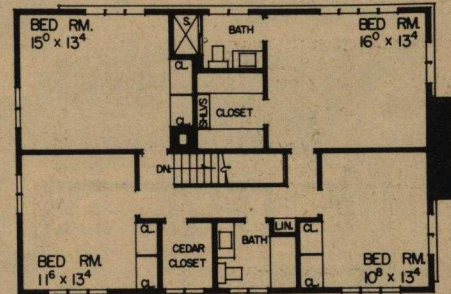
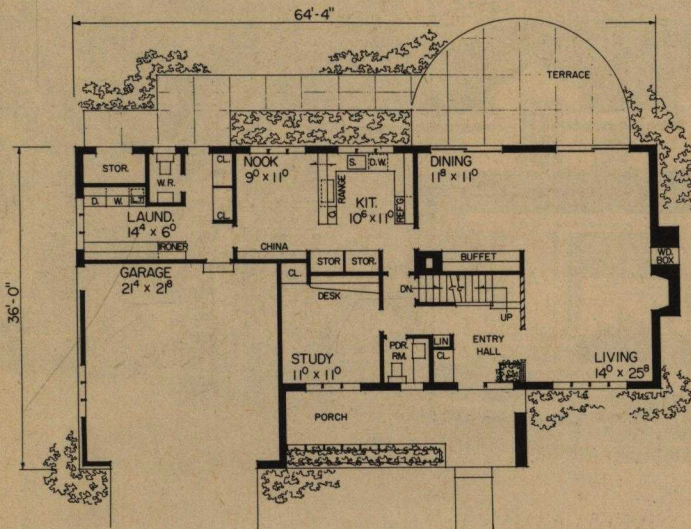
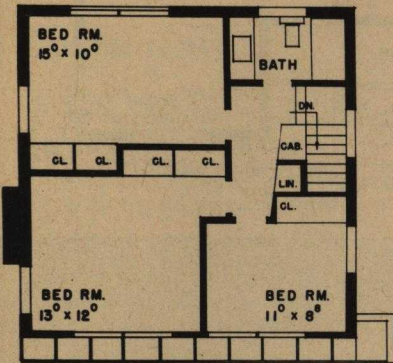




DESIGN G 268

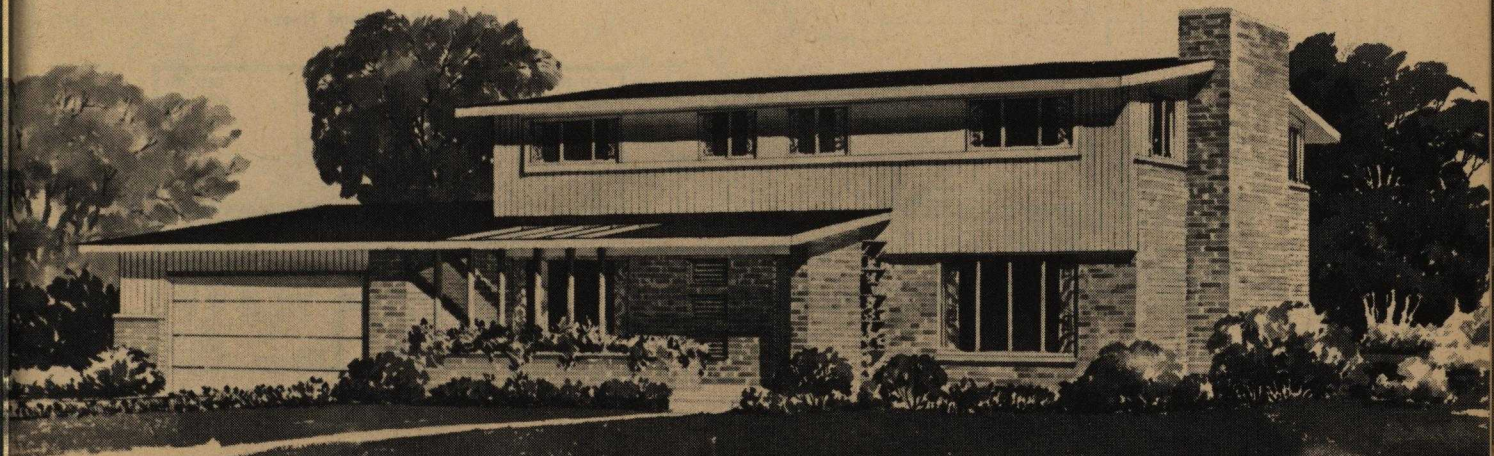
32,919 cu. ft.
642 sq. ft.—First Floor
674 sq. ft.—Second Floor

A contemporary, narrow lot two story like Design G 268, above, is often hard to find. Measuring only 26 feet across the front, this compact home is most efficient. The snack bar, with storage cupboards above, provides kitchen eating space. Double doors open from the formal dining area onto the covered porch. Design G 594, below, offers all the livability a large active family of today would require. List its many features.



DESIGN G 594

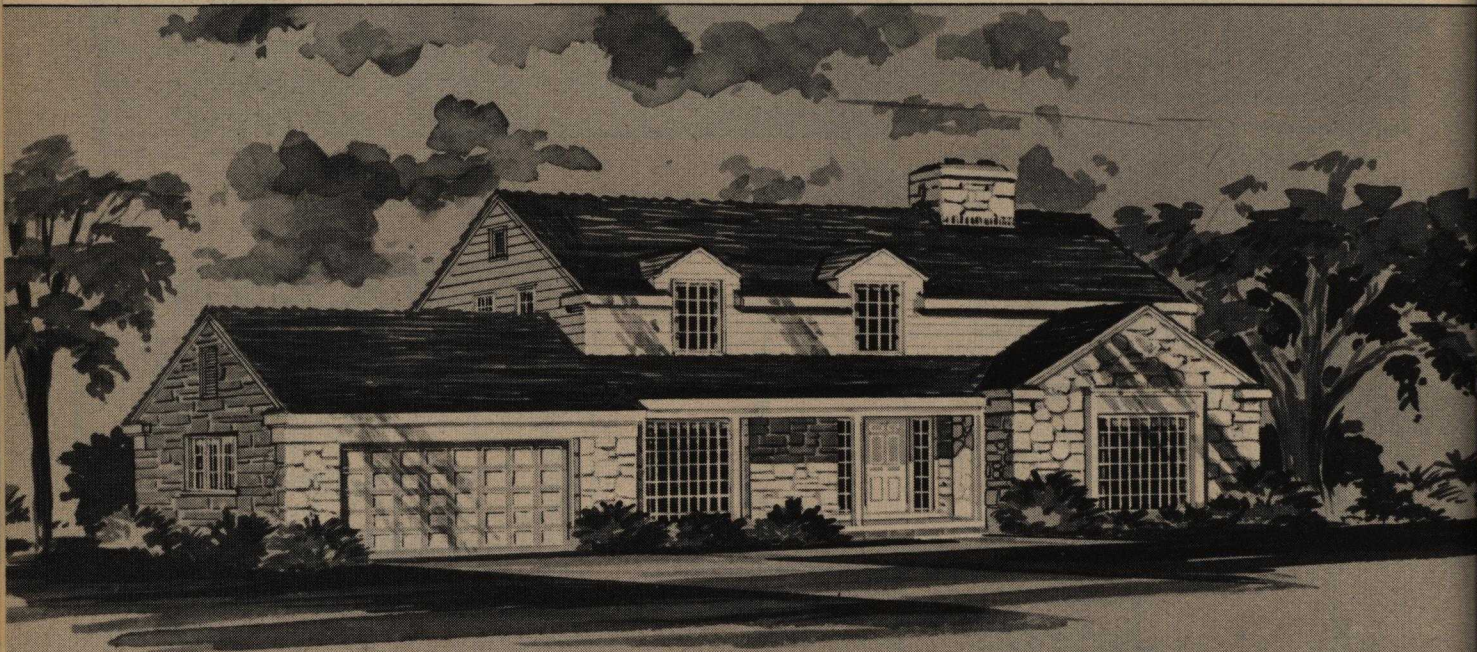
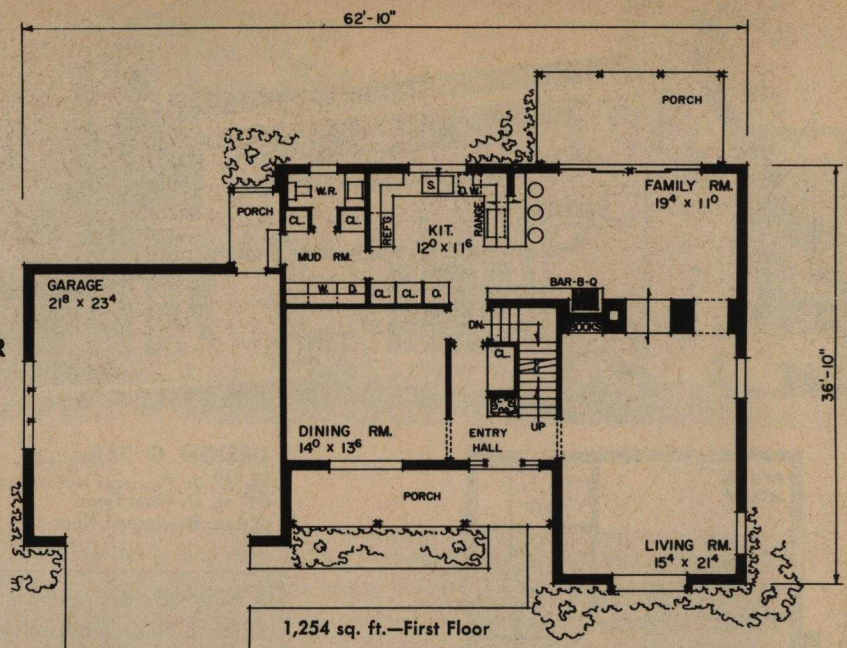
31,691 cu. ft.
1,404 sq. ft.—First Floor
1,197 sq. ft.—Second Floor



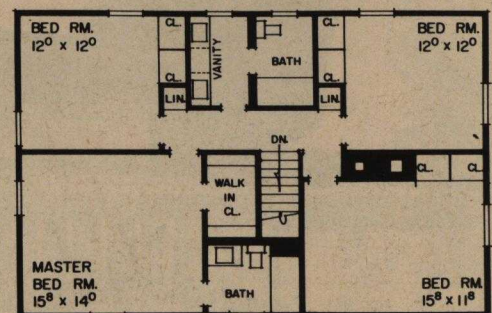
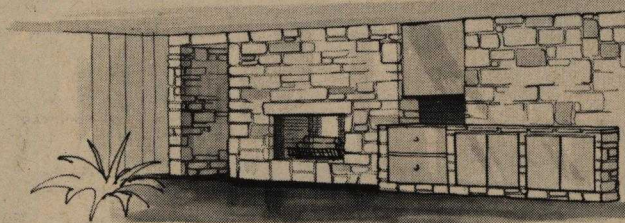
DESIGN G 1082

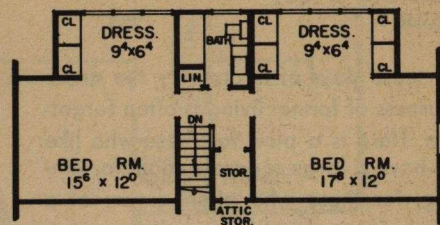
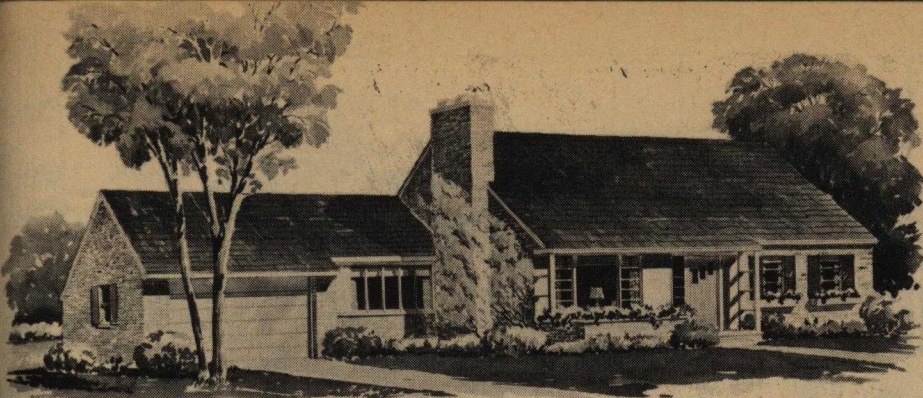
37,239 cu. ft.

- **STONE, FRAME EXTERIOR**
- **COVERED FRONT PORCH**
- **ATTACHED TWO-CAR GARAGE**
- **STRATEGIC MUD ROOM**
- **PASS-THRU TO FAMILY ROOM, SNACK BAR**
- **FORMAL DINING, LIVING ROOMS**
- **TWO-WAY FIREPLACE**
- **FOUR LARGE BEDROOMS, TWO BATHS**
- **WALK-IN CLOSET**
- **FULL BASEMENT**



1,096 sq. ft.—Second Floor

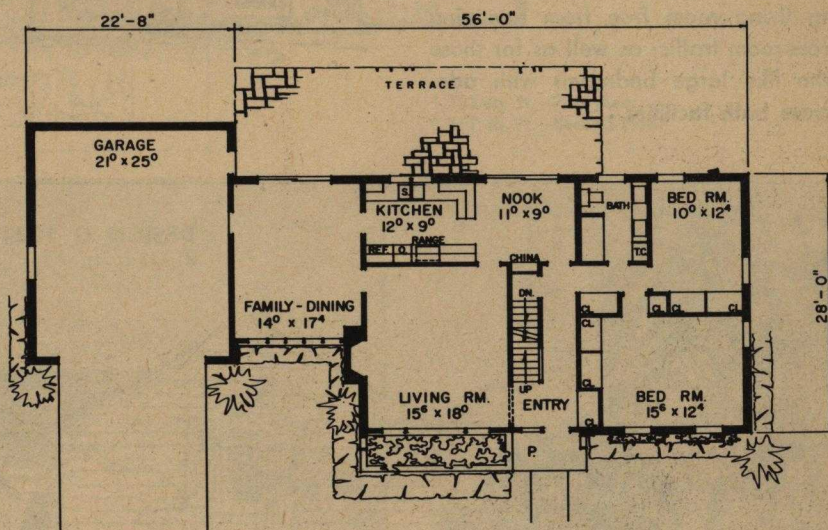




DESIGN G 843

31,776 cu. ft.
1,474 sq. ft.—First Floor
767 sq. ft.—Second Floor

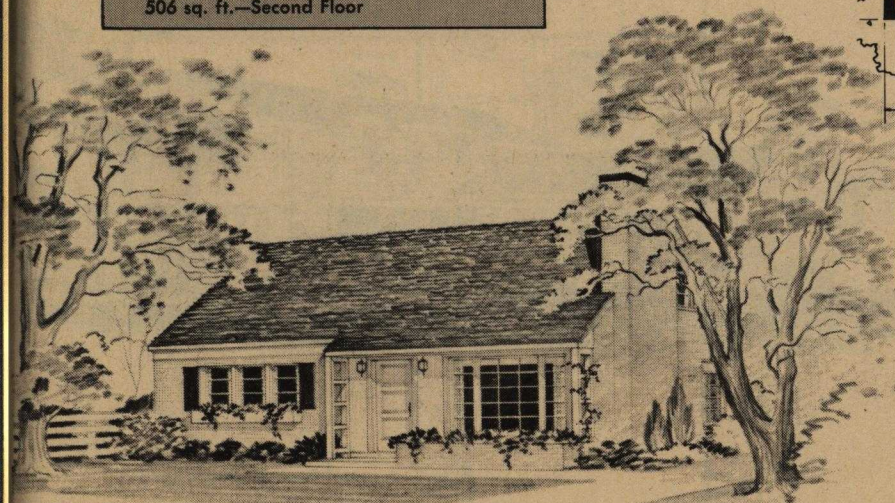
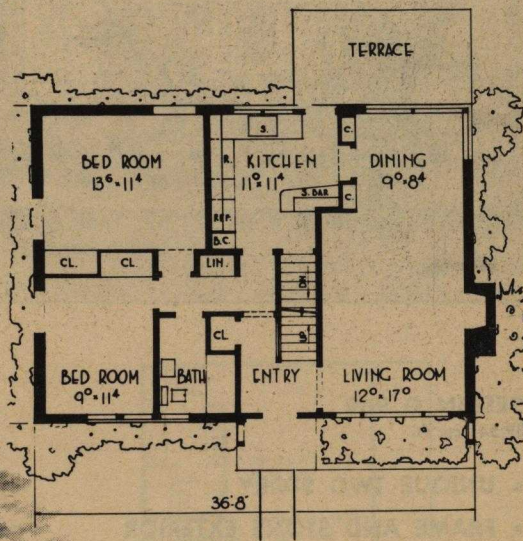
Four bedrooms, two full baths, two eating areas, an efficient kitchen, a family room, a large living room with fireplace, an attached two car garage, and sixteen (count them) closets! This one-and-a-half story home has livability features galore. The relationship of the outdoor living area to the family room, kitchen, and nook is fine.



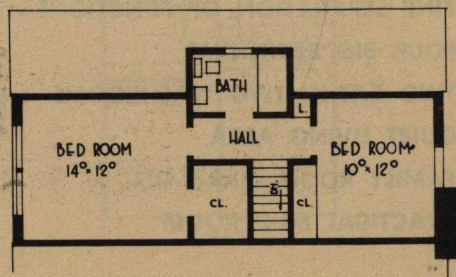
Charming indeed—and low cost to boot! Here, the magic of good design has resulted in a delightful, little exterior for a narrow site. The floor plan, however, is sure to return large dividends in the form of outstanding livability. The center entrance assures good traffic circulation. There are four bedrooms, two full baths, and two eating areas.

DESIGN G 203

20,433 cu. ft.
973 sq. ft.—First Floor
506 sq. ft.—Second Floor



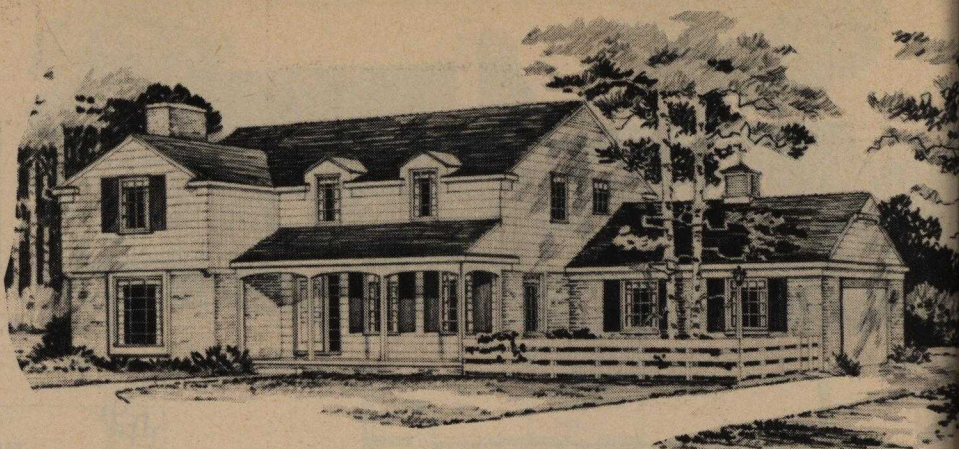
Richard B. Pullman
Designer



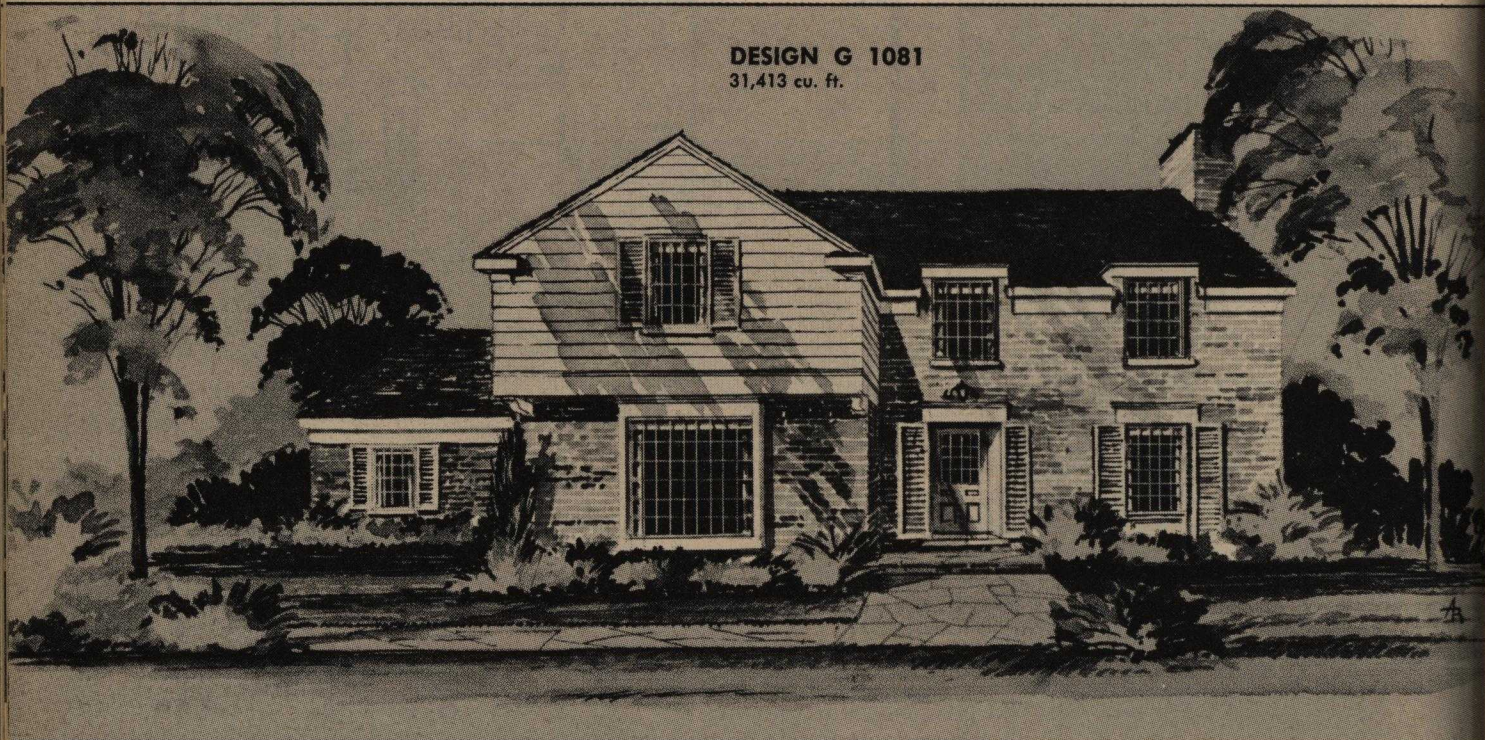
DESIGN G 669

36,366 cu. ft.

In these days of informality the graciousness of formal living is often forgotten. Here is a plan for those who like to have a large separate room for dining; for those who often dream of a library to serve as their reading retreat; for those who have wished for a sweeping living room free from annoying cross-room traffic; as well as for those who like large bedrooms with adequate bath facilities.

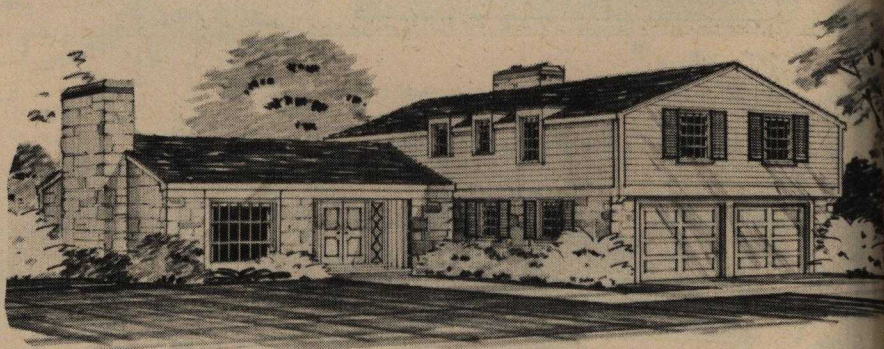
**DESIGN G 1081**

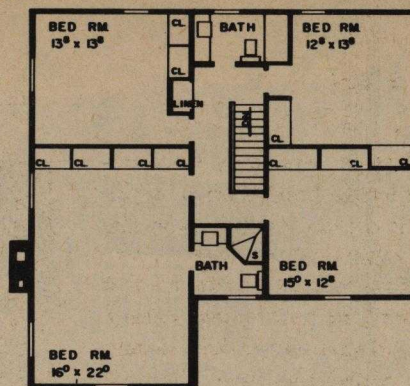
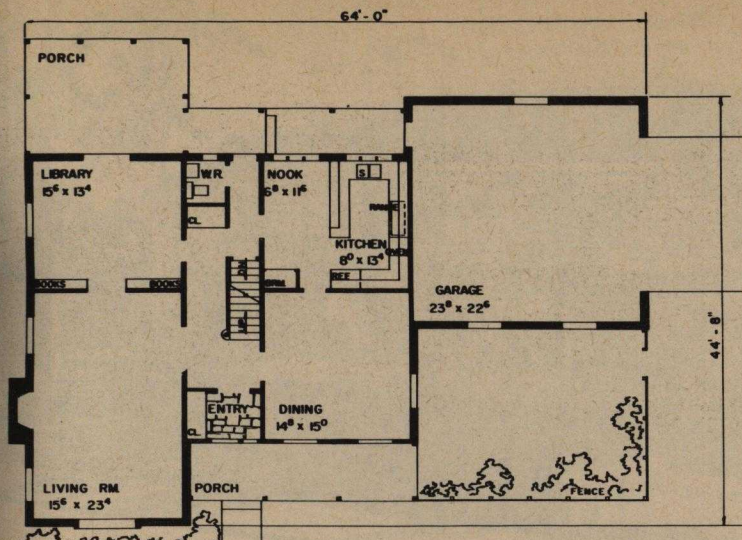
31,413 cu. ft.

**DESIGN G 969**

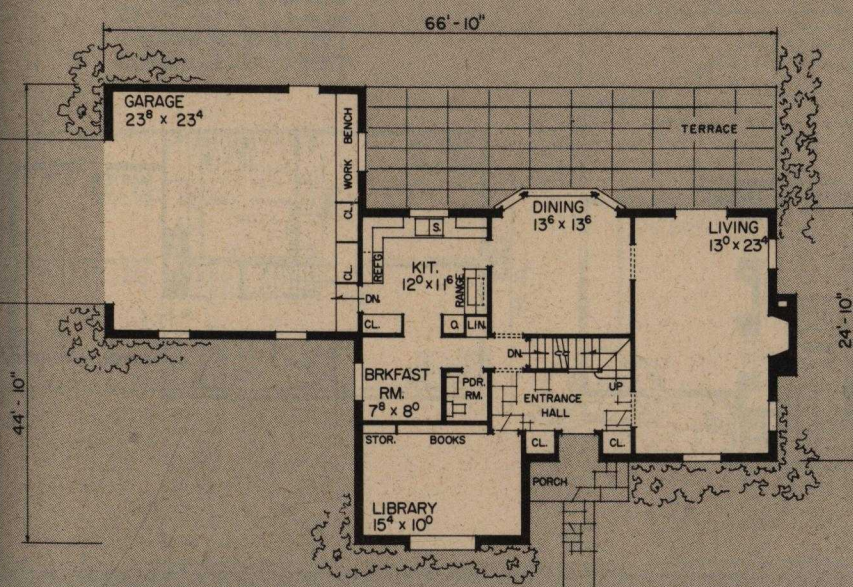
39,541 cu. ft.

- UNIQUE TWO STORY
- FRAME AND STONE EXTERIOR
- APPEALING FRONT ENTRANCE
- FINE SEPARATION OF FUNCTIONS
- FOUR BIG BEDROOMS
- TWO BATHS, TWO WASHROOMS
- QUIET LIVING AREA
- FAMILY ROOM, BAR-B-Q
- PRACTICAL MUD ROOM

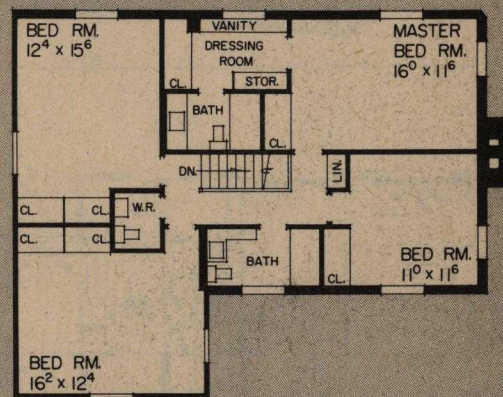




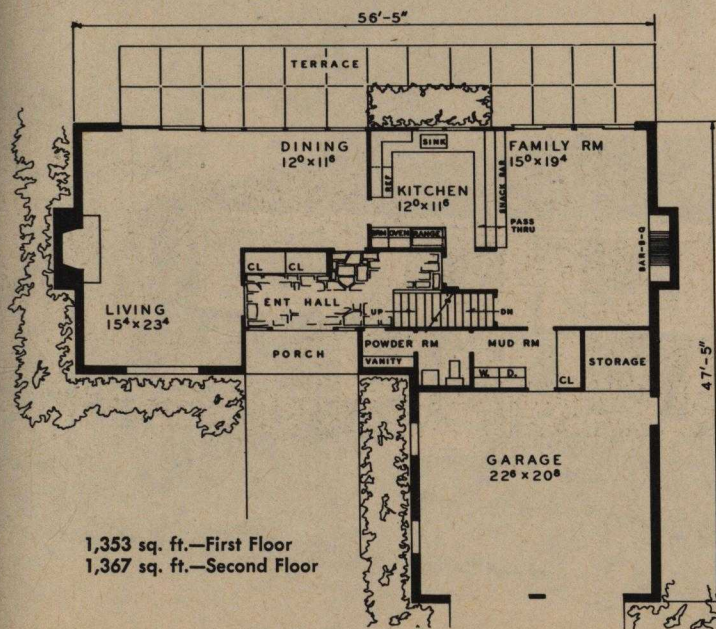
1,353 sq. ft.—First Floor
1,367 sq. ft.—Second Floor



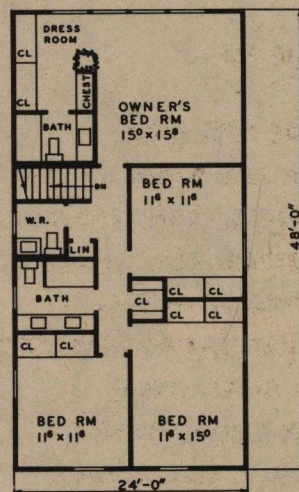
1,156 sq. ft.—First Floor
1,172 sq. ft.—Second Floor

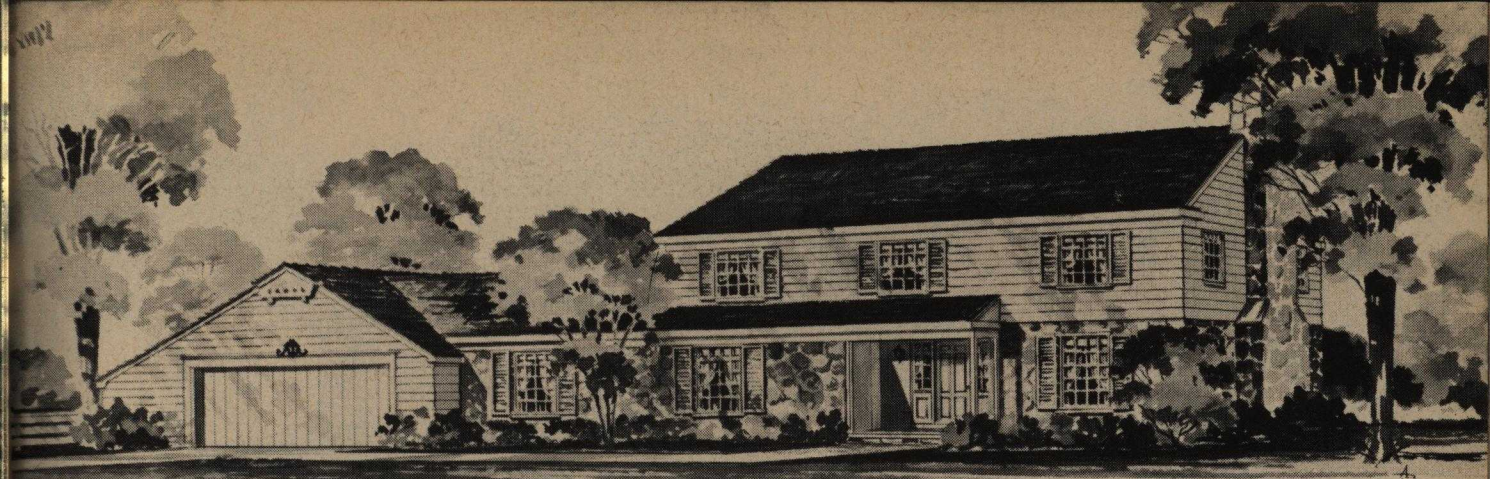


- TWO STORY LIVING
- FOR THE LARGE FAMILY
- TWO BATHS, TWO WASHROOMS
- FOUR BEDROOMS, LIBRARY
- BREAKFAST ROOM, DINING ROOM
- SECLUDED END LIVING ROOM
- ATTACHED GARAGE AND STORAGE



1,353 sq. ft.—First Floor
1,367 sq. ft.—Second Floor



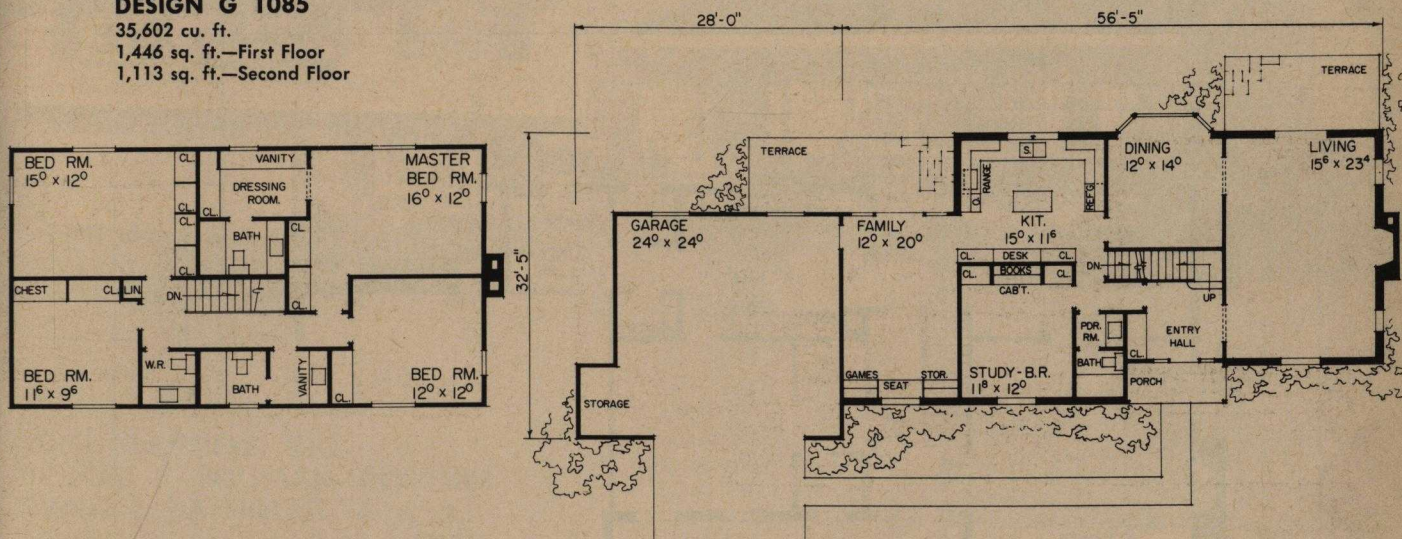


DESIGN G 1085

35,602 cu. ft.

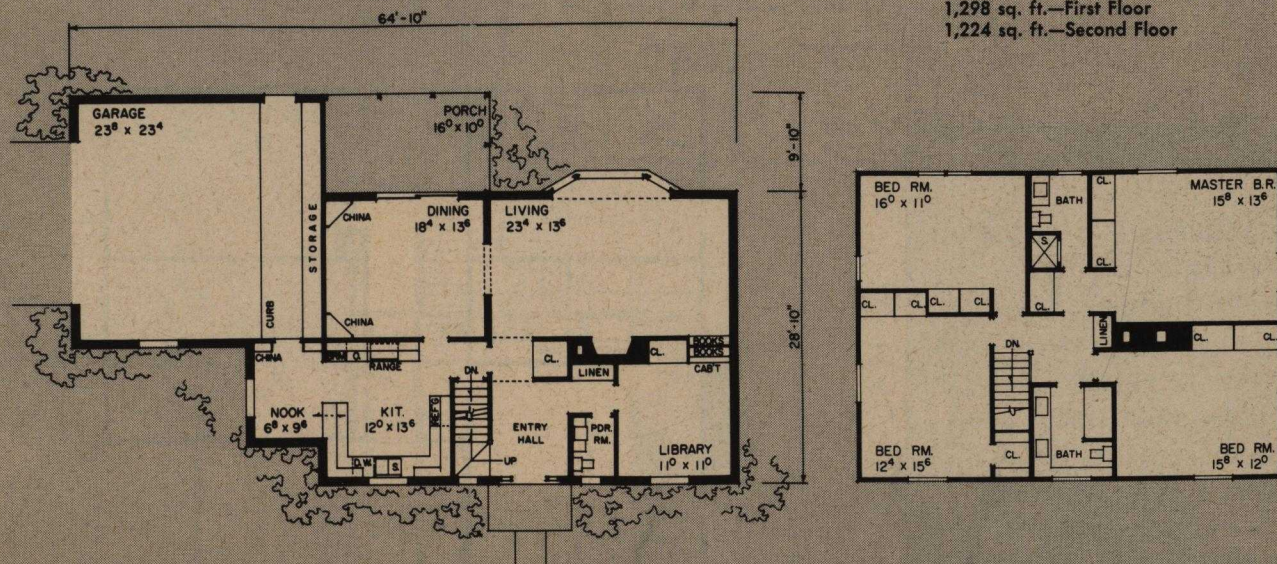
1,446 sq. ft.—First Floor

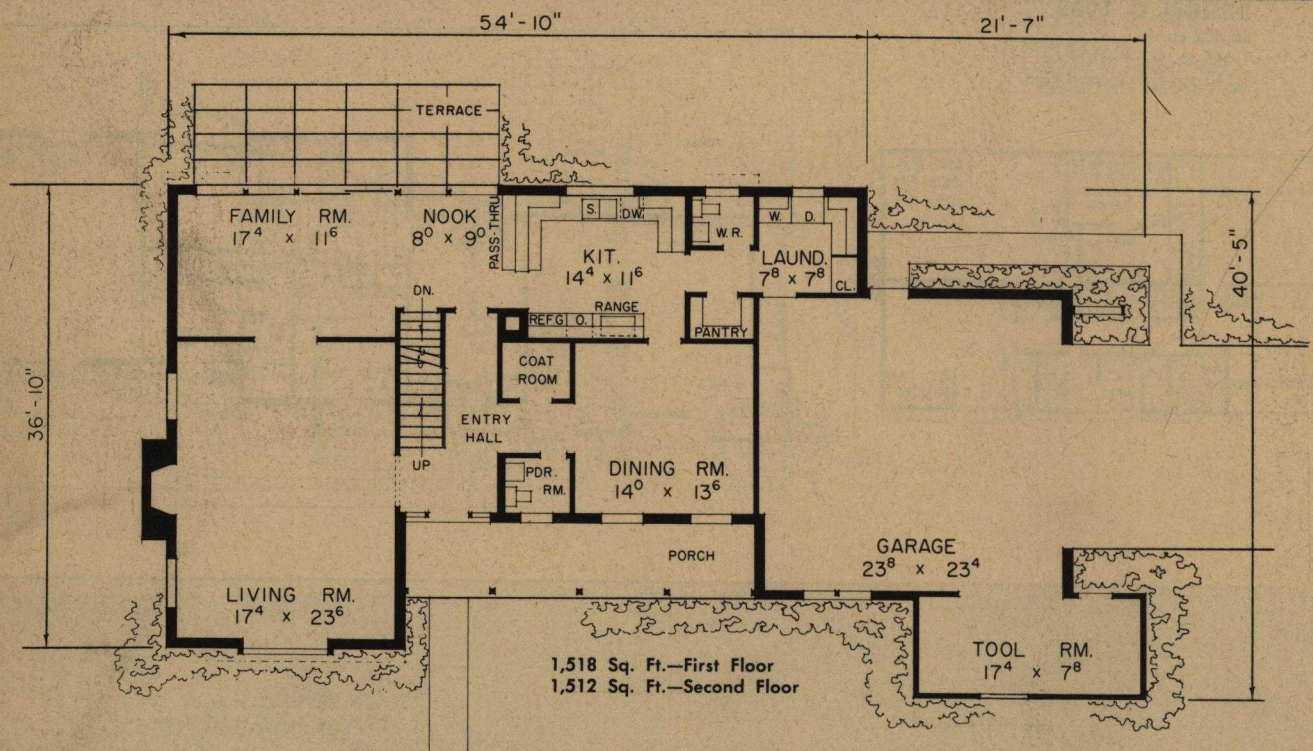
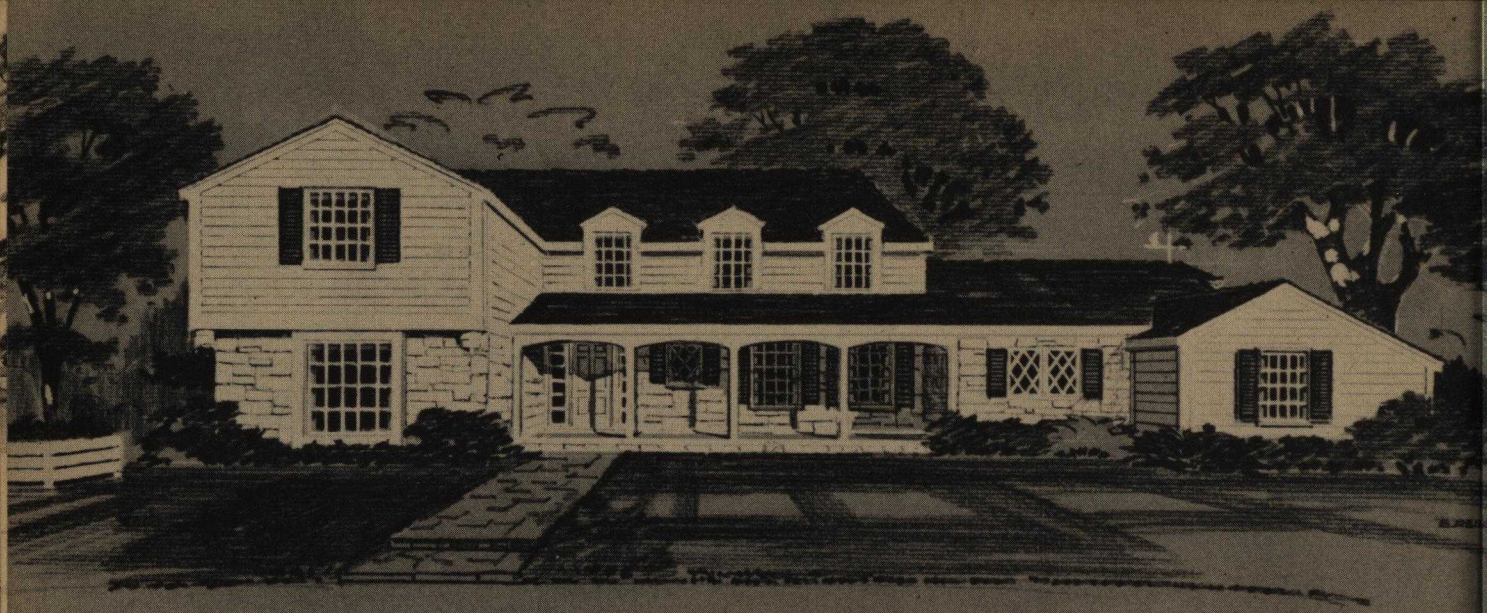
1,113 sq. ft.—Second Floor



1,298 sq. ft.—First Floor

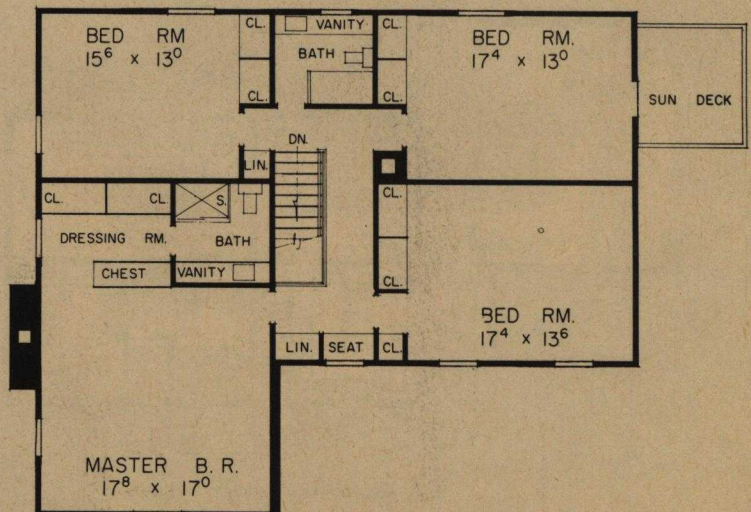
1,224 sq. ft.—Second Floor





DESIGN G 896
39,819 Cu. Ft.

- FORMAL DINING ROOM
- SEPARATE LAUNDRY
- FAMILY ROOM
- TWO EXTRA WASH ROOMS
- WALK-IN PANTRY
- WORK SHOP/HOBBY AREA
- LARGE BEDROOMS
- FINE MASTER BEDROOM
- OUTDOOR LIVING
- GOOD TRAFFIC PATTERNS



MULTI-LEVELS FOR FLAT & HILLSIDE SITES

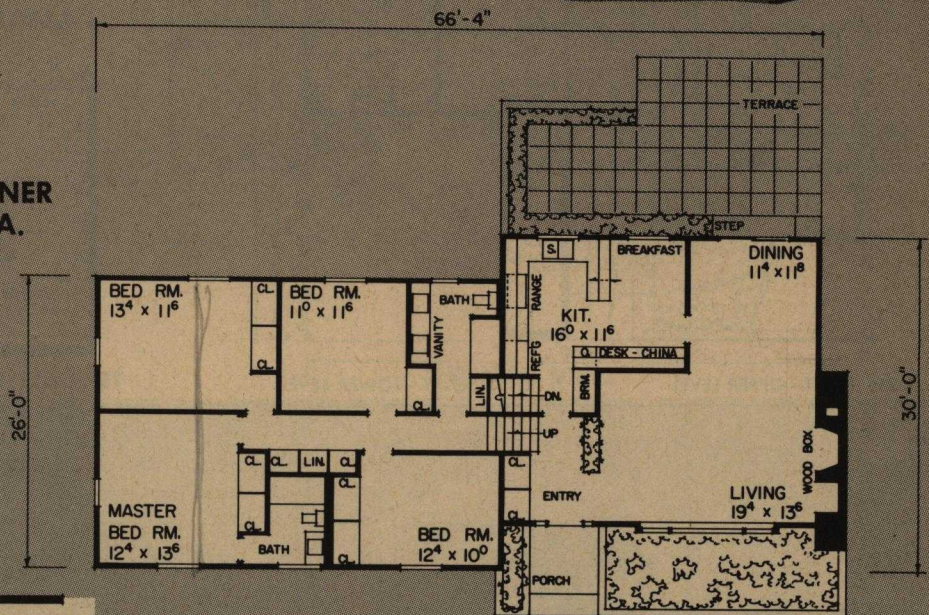
DESIGNS FOR

Convenient Living

PORTFOLIO NO. 11



HOME PLANNERS, INC.
RICHARD B. POLLMAN, DESIGNER
IRVING E. PALMQUIST, A. I. A.



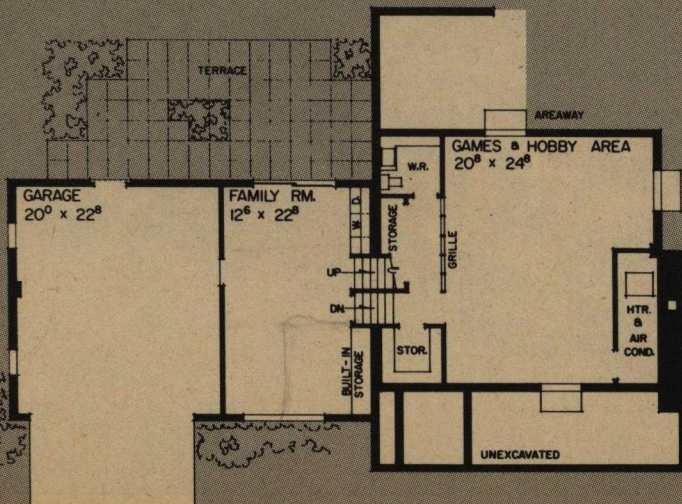
DESIGN G 1109

31,957 cu. ft.

754 SQ. FT.—MAIN LEVEL

936 SQ. FT.—UPPER LEVEL

384 SQ. FT.—LOWER LEVEL



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AVAILABLE AT LOW COST

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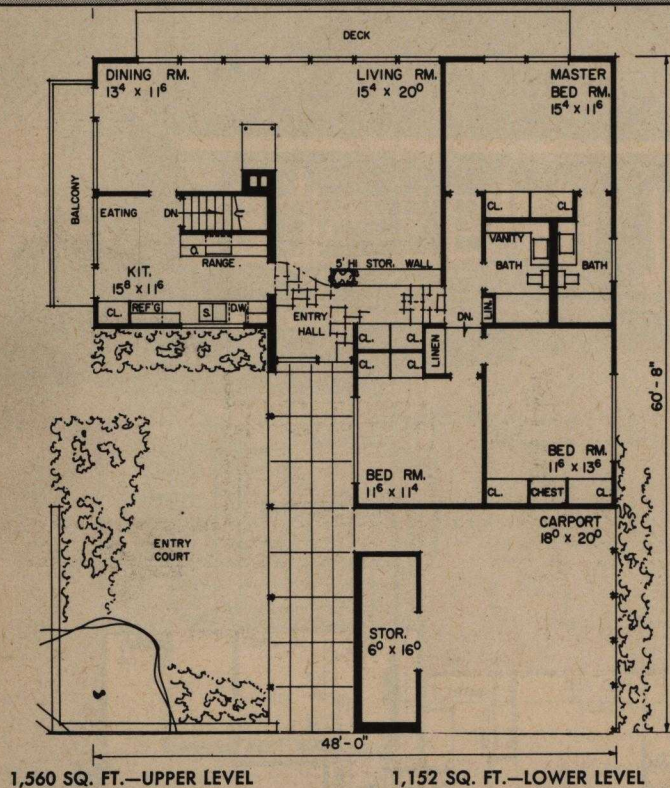


STREET VIEW

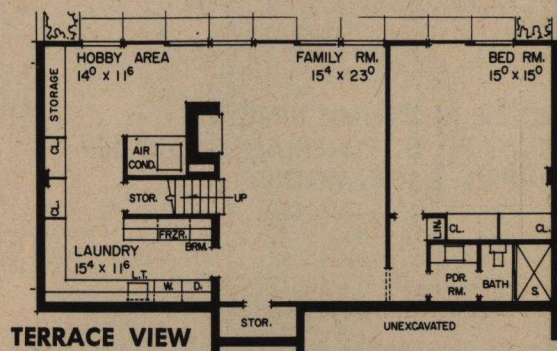
DESIGN G 1103

24,296 cu. ft.

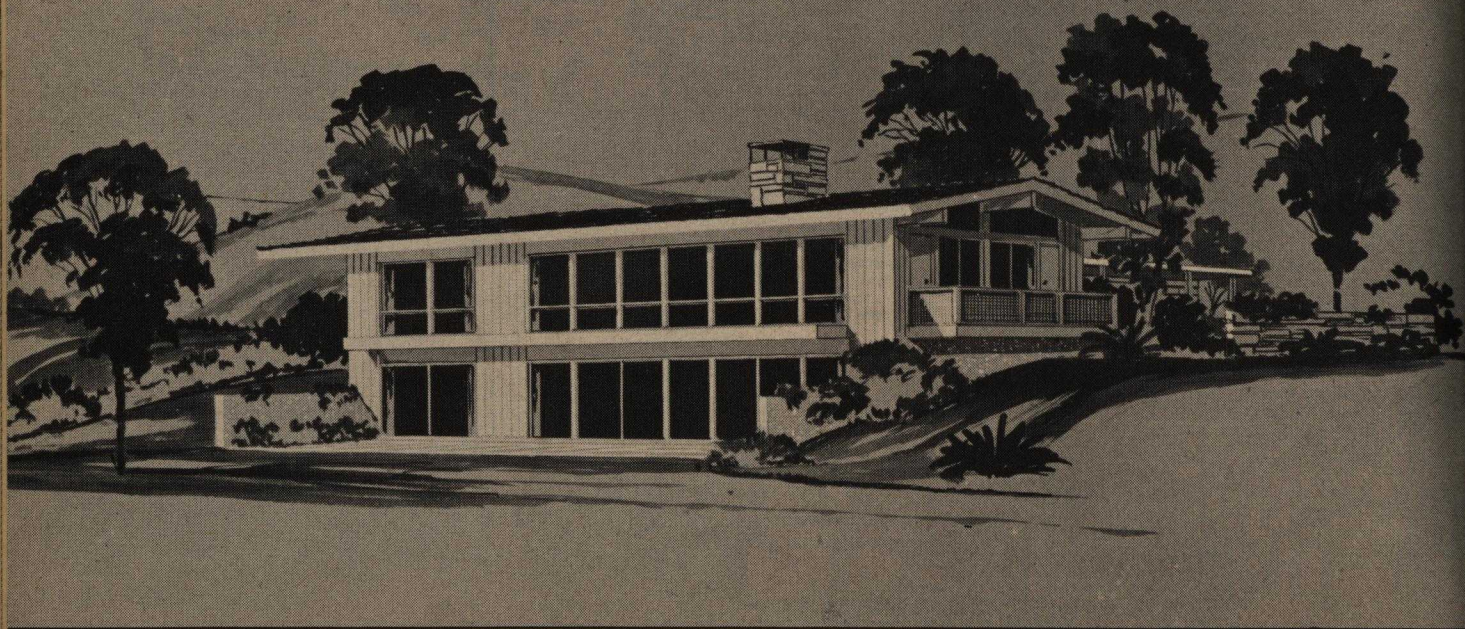
- FOUR BEDROOMS, THREE BATHS
- SPACIOUS LIVING-DINING AREAS
- KITCHEN EATING SPACE
- OUTDOOR BALCONY
- PRACTICAL PLANTER/STORAGE WALL
- TWO DELIGHTFUL FIREPLACES
- LOWER LEVEL LAUNDRY, HOBBY AREAS
- LARGE, INFORMAL FAMILY ROOM

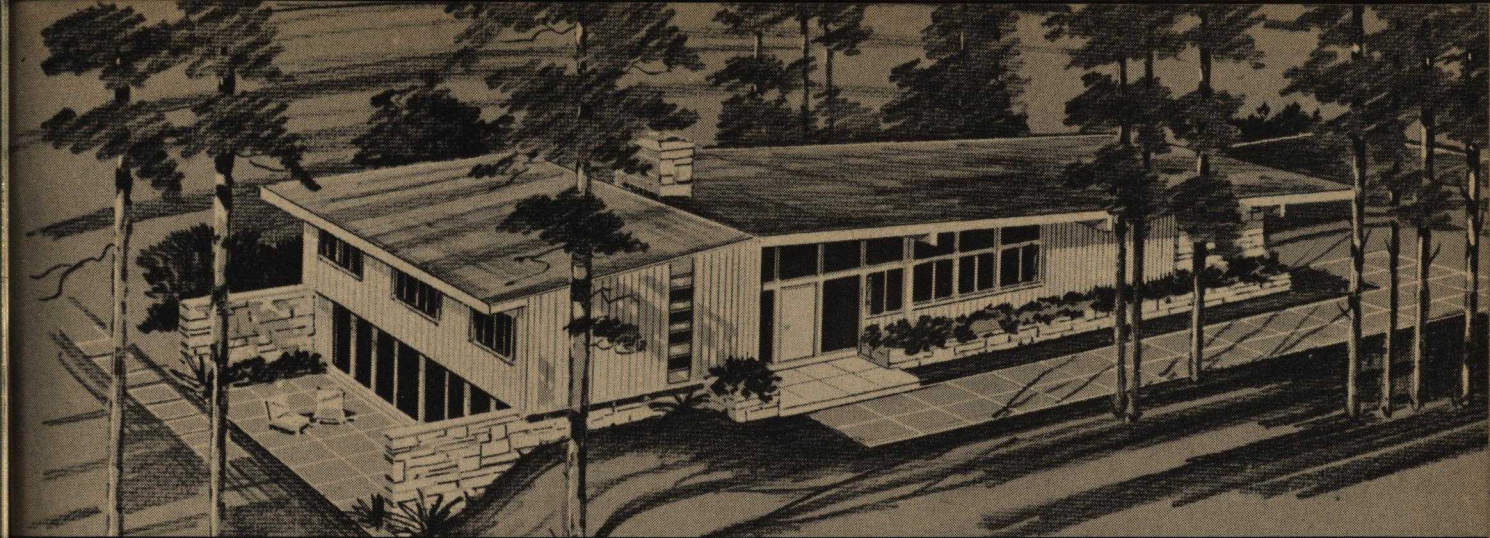


1,152 SQ. FT.—LOWER LEVEL



TERRACE VIEW



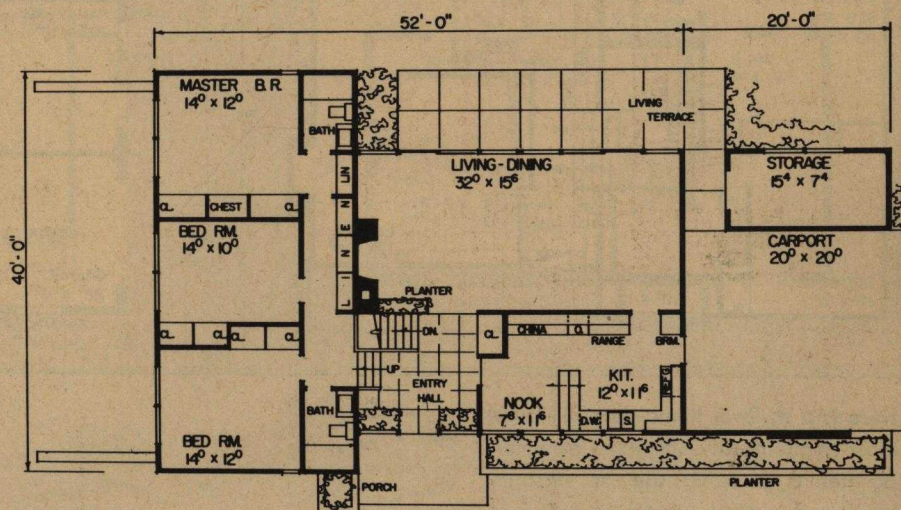


STREET VIEW

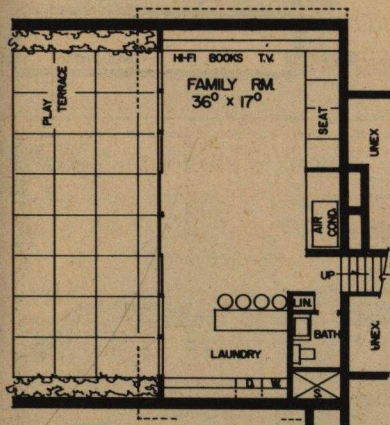
DESIGN G 964

23,410 cu. ft.

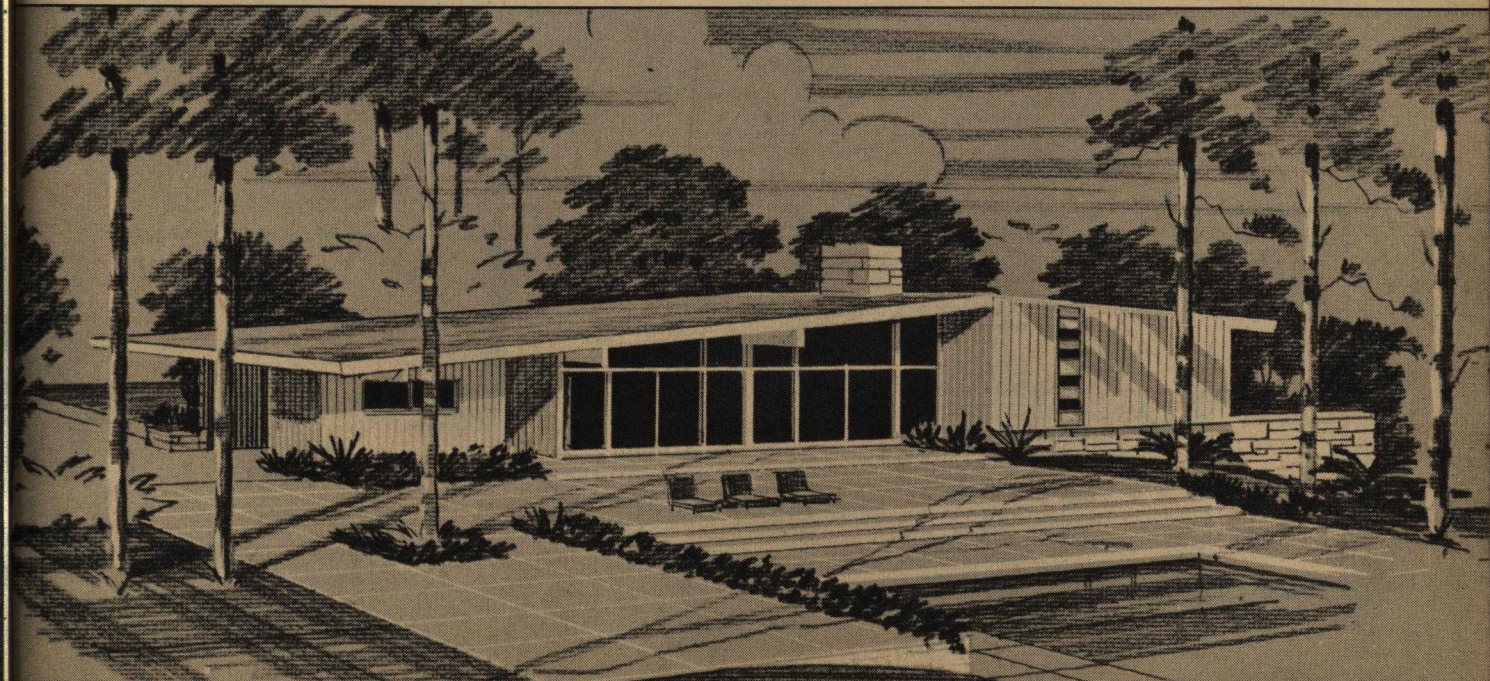
- SLOPING CEILINGS
- EXCELLENT STORAGE FACILITIES
- INTERIOR PLANTERS
- LOWER LEVEL LAUNDRY AREA
- FUNCTIONAL OUTDOOR TERRACES
- THREE FULL BATHS

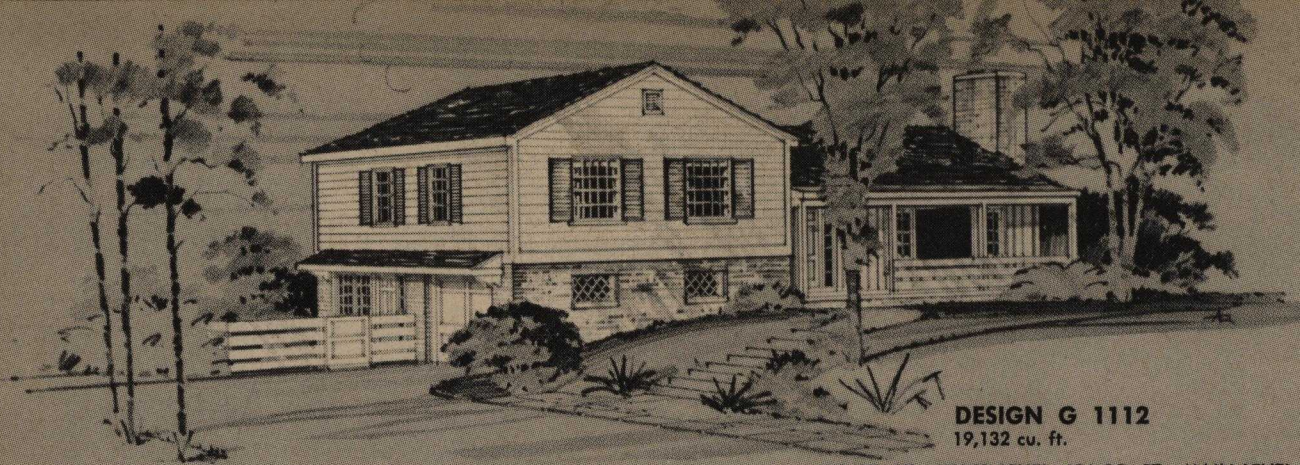


896 SQ. FT.—MAIN LEVEL; 800 SQ. FT.—UPPER LEVEL
684 SQ. FT.—LOWER LEVEL



TERRACE VIEW

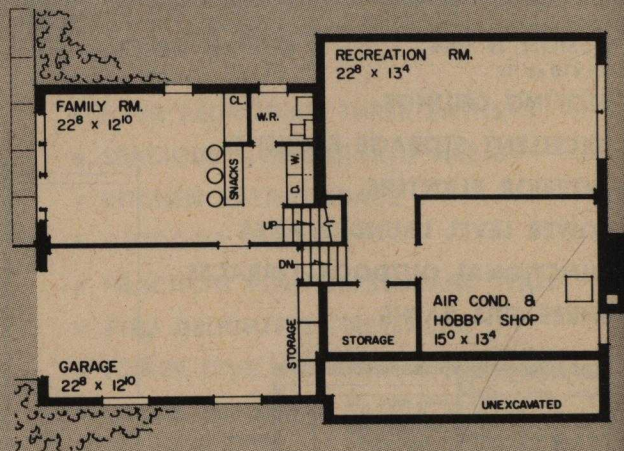
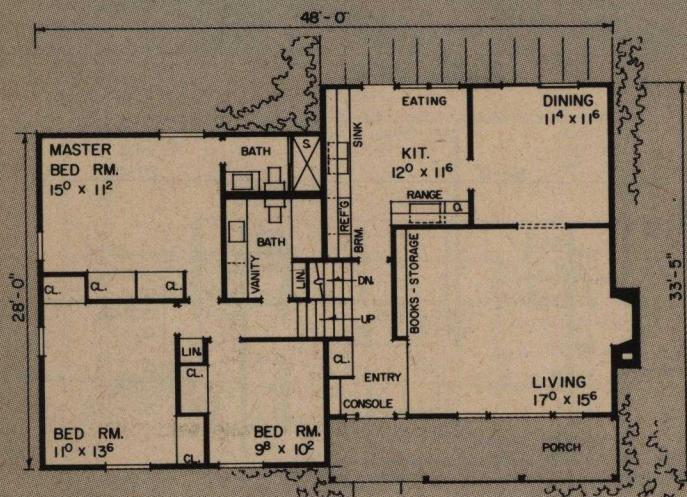




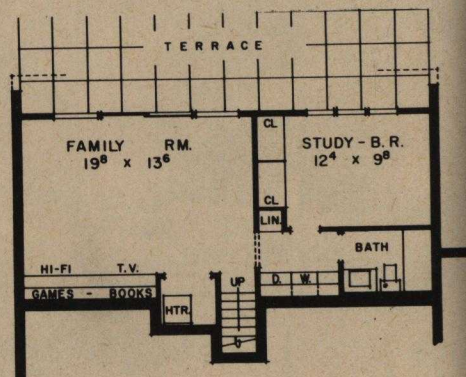
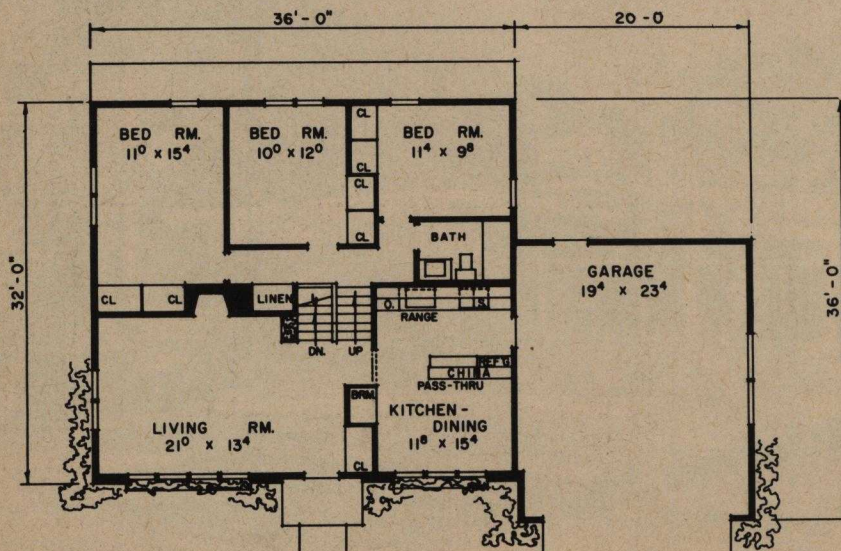
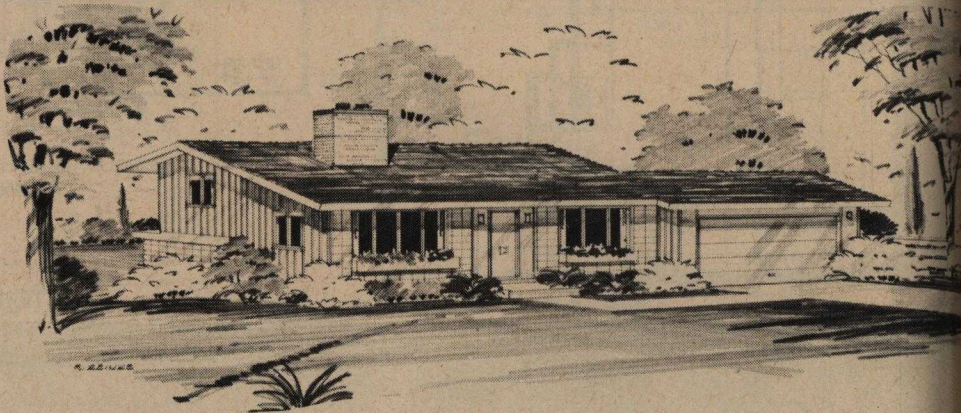
DESIGN G 1112

19,132 cu. ft.

672 SQ. FT.—UPPER LEVEL; 686 SQ. FT.—MAIN LEVEL
336 SQ. FT.—FAMILY ROOM LEVEL



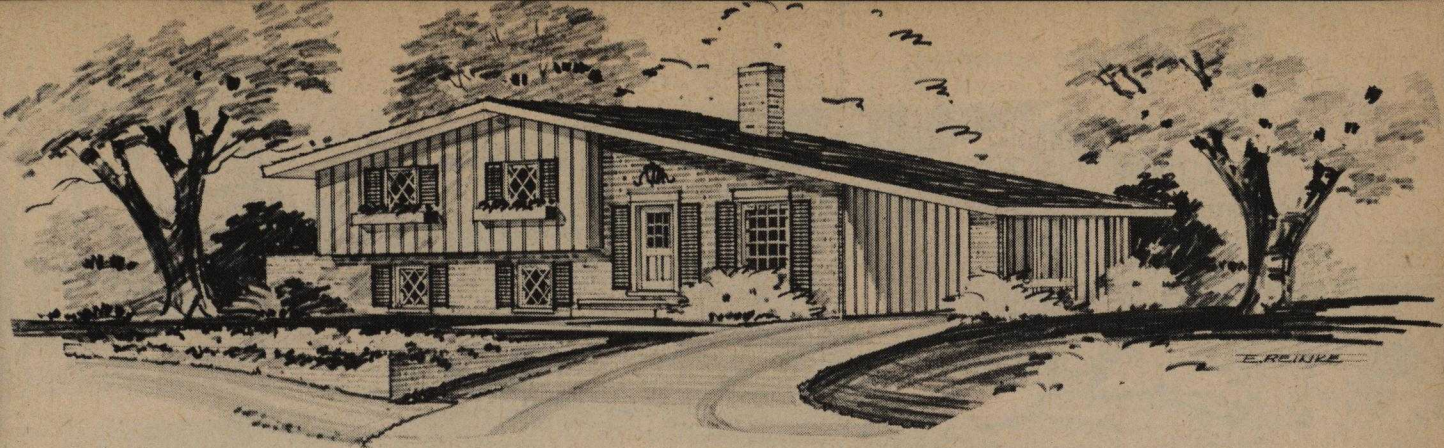
Here is a tri-level home that will build most economically. Its exterior incorporates a pleasing use of masonry block and vertical wood siding. Should your building site slope to the rear, you will be able to expose the lower level so that the big family room opens onto the terrace. The study may serve as the fourth bedroom since it, too, receives plenty of natural light. Other features include two full baths and excellent storage.



DESIGN G 870

17,216 cu. ft.

548 SQ. FT.—MAIN LEVEL
616 SQ. FT.—UPPER LEVEL
586 SQ. FT.—LOWER LEVEL



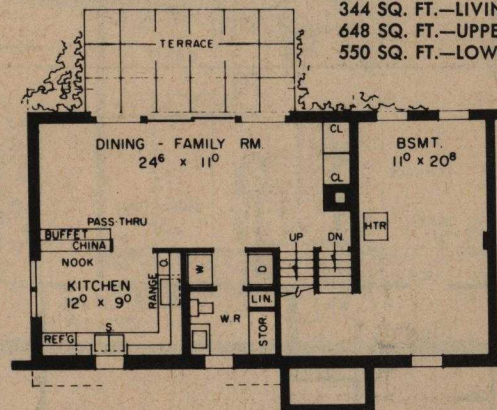
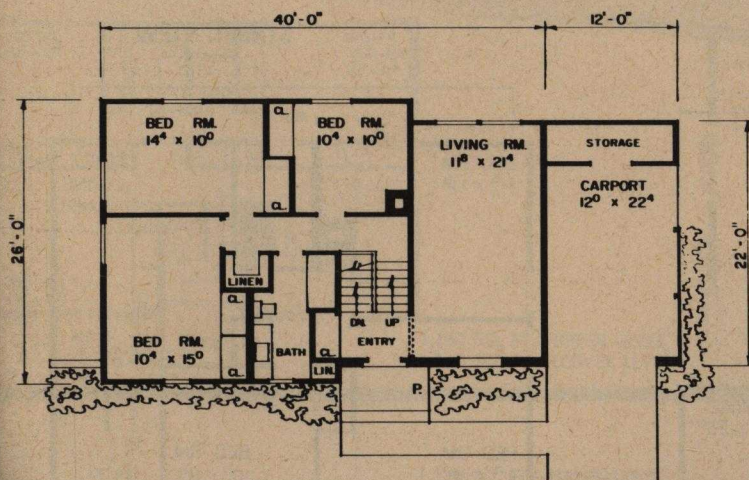
DESIGN G 970

17,453 cu. ft.

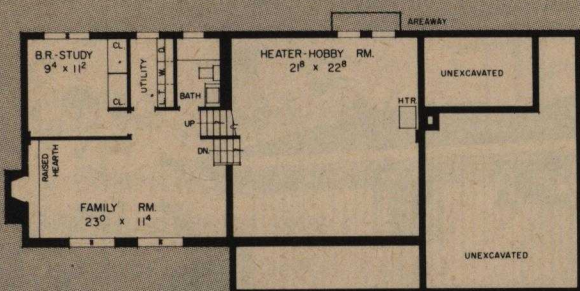
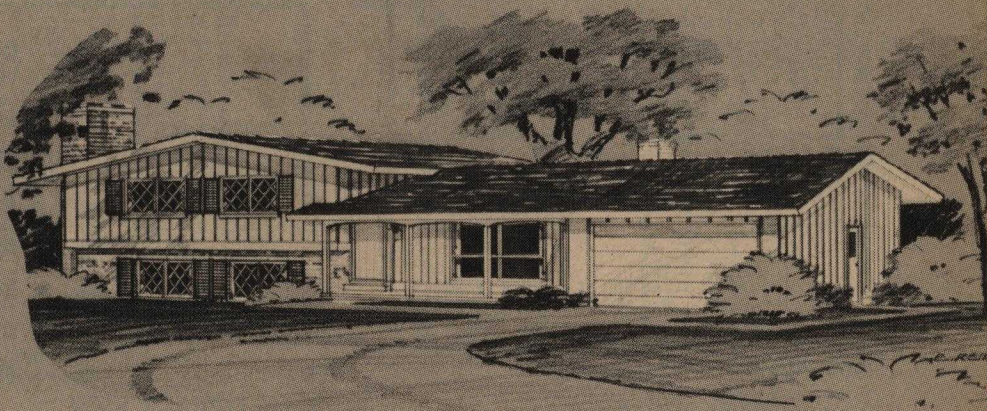
344 SQ. FT.—LIVING LEVEL

648 SQ. FT.—UPPER LEVEL

550 SQ. FT.—LOWER LEVEL



The features of this multi-level home are many, indeed. Its traditional exterior has a magnetic warmth which will catch the attention of the most casual passer-by. Designed for a flat site, the lower family room level enjoys an abundance of cheerful natural light. This level, like the two upper levels, offers plenty of livability. It has the family recreation area, a fourth bedroom (or study), a laundry room, and a full bath. Study the other levels.



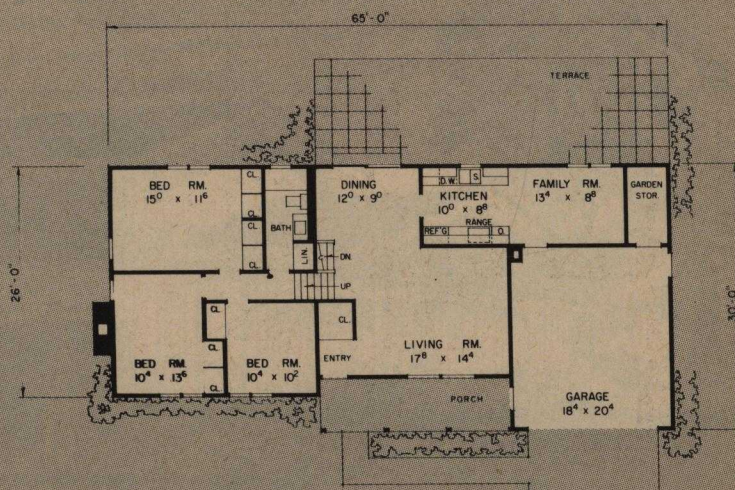
DESIGN G 937

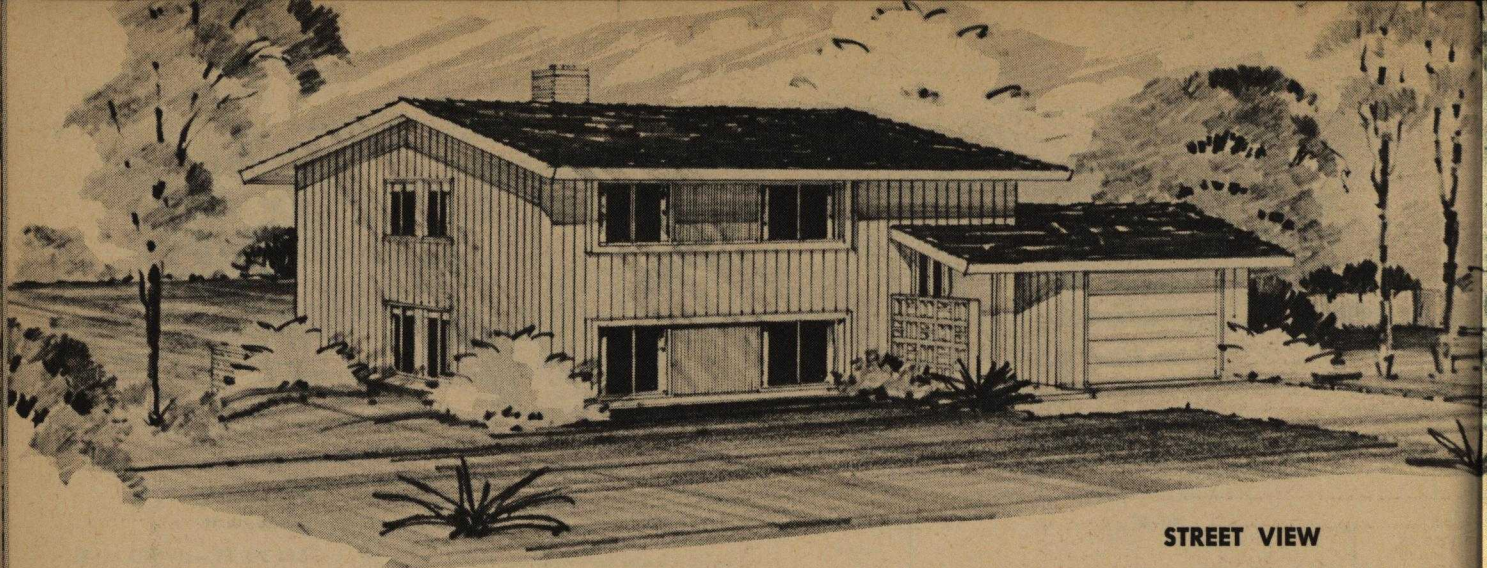
23,786 cu. ft.

705 SQ. FT.—MAIN LEVEL

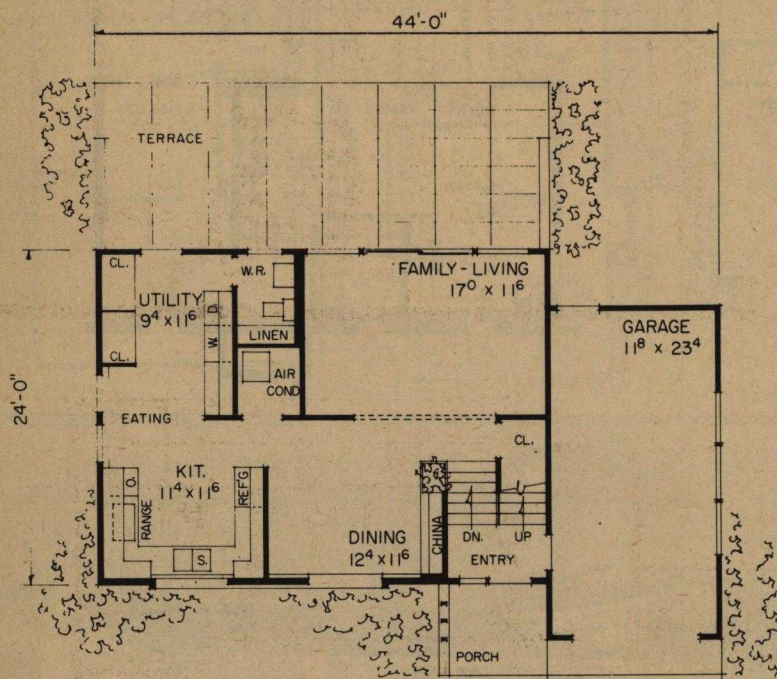
624 SQ. FT.—UPPER LEVEL

592 SQ. FT.—LOWER LEVEL

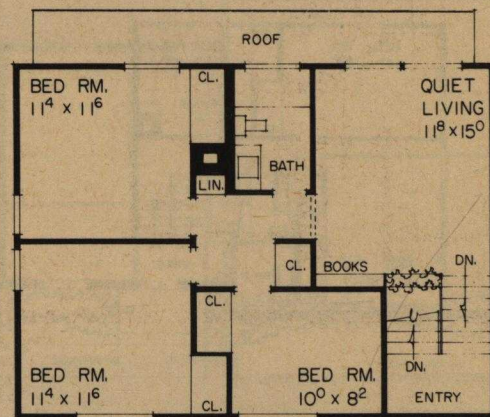




STREET VIEW



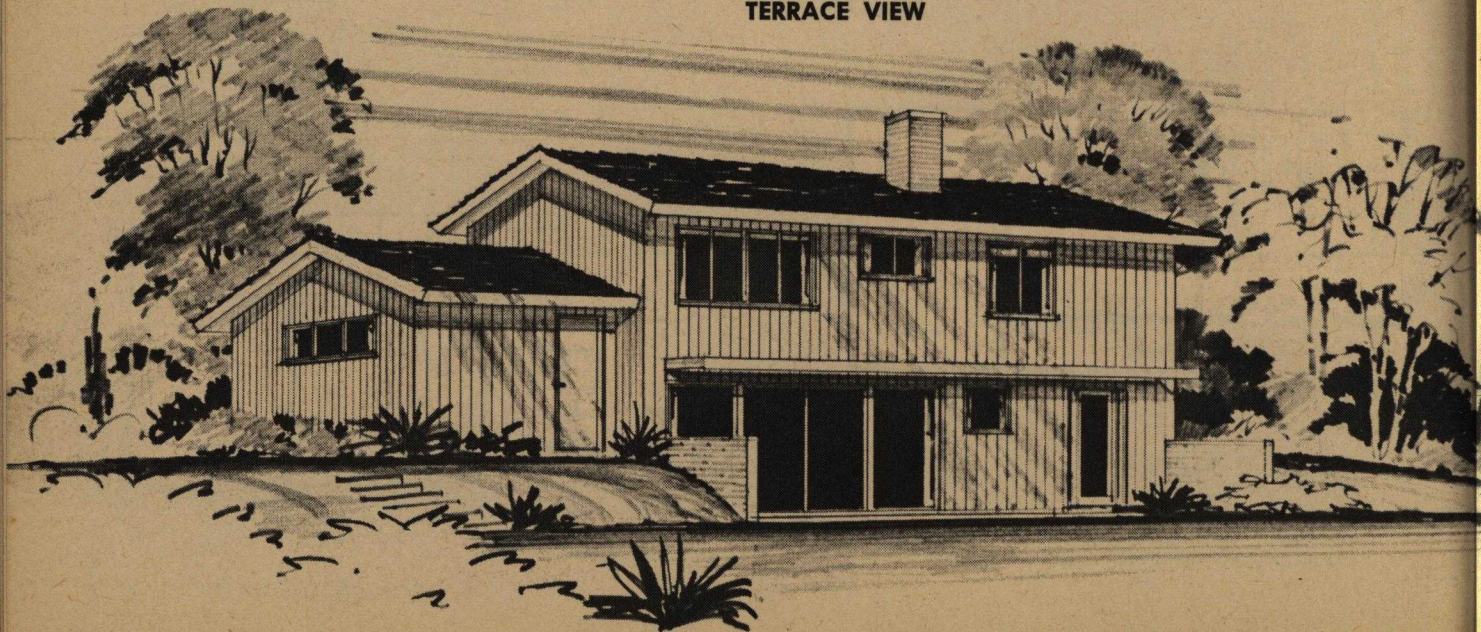
768 SQ. FT.—UPPER LEVEL
768 SQ. FT.—LOWER LEVEL

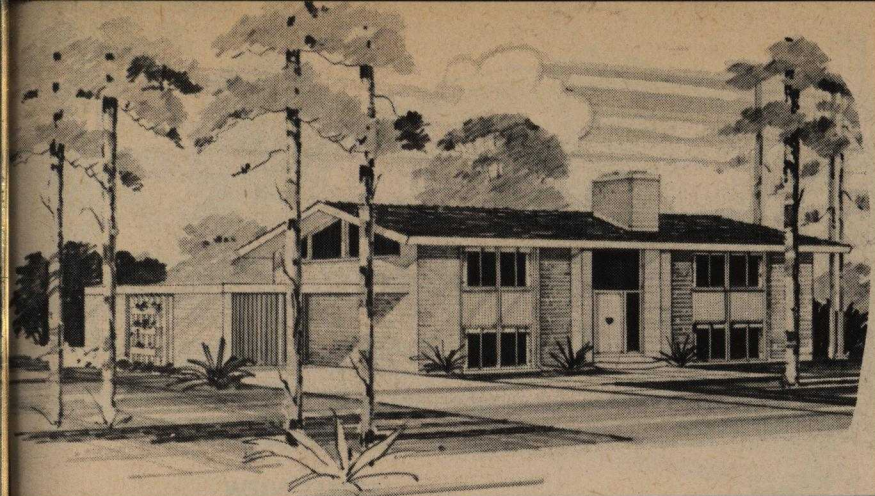


DESIGN G 1056
14,331 cu. ft.

- LOW COST BI-LEVEL
- QUIET LIVING ROOM
- KITCHEN EATING, FORMAL DINING
- INFORMAL FAMILY-LIVING
- UTILITY AREA, EXTRA WASHROOM
- INDOOR PLANTERS
- FRAME CONSTRUCTION

TERRACE VIEW

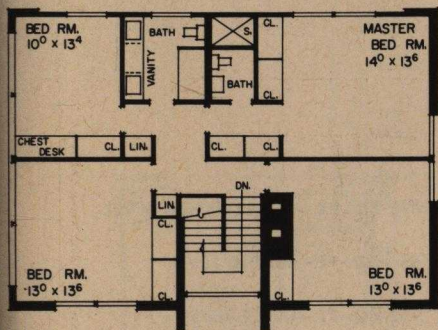




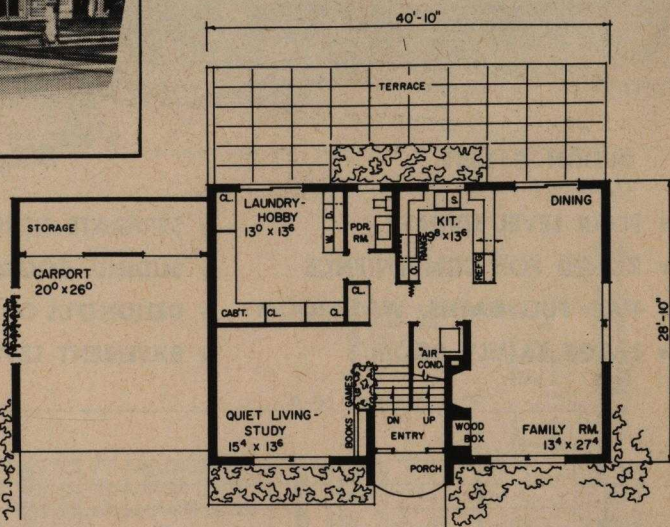
DESIGN G 1069

21,750 cu. ft.

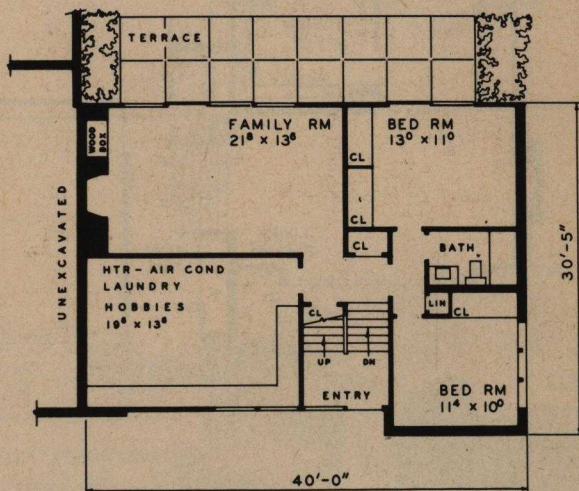
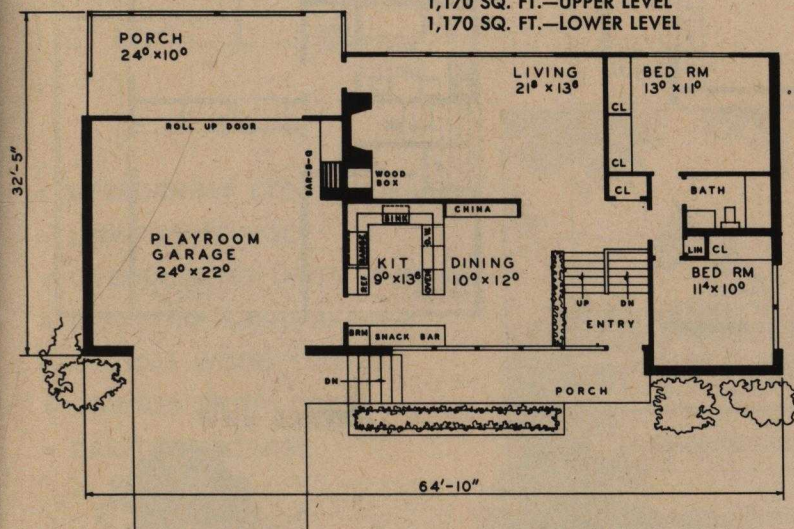
- MODERN BI-LEVEL
- GRADE LEVEL ENTRY HALL
- UPPER LEVEL-FOUR BEDROOMS
- 27 FOOT FAMILY/DINING AREA
- U-SHAPED WORK CENTER



1,160 SQ. FT.—UPPER LEVEL
1,160 SQ. FT.—LOWER LEVEL



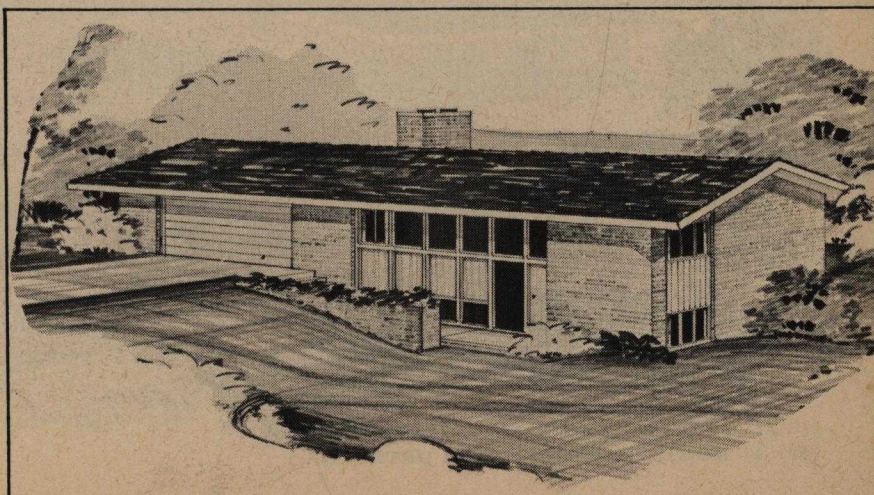
1,170 SQ. FT.—UPPER LEVEL
1,170 SQ. FT.—LOWER LEVEL

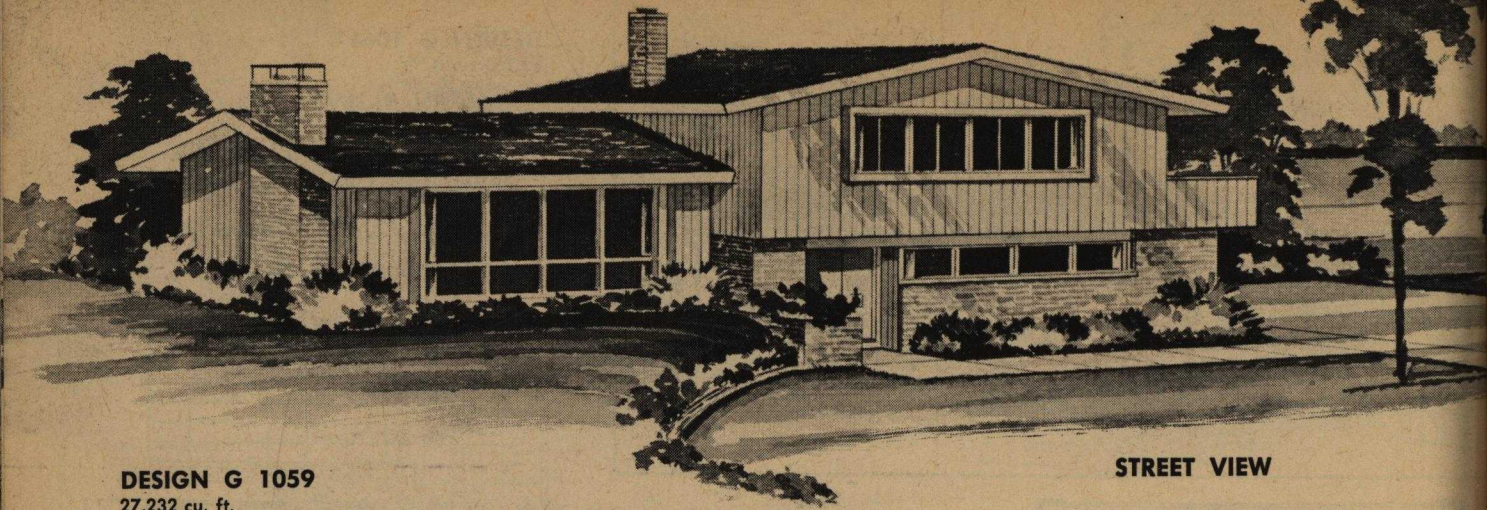


DESIGN G 955

22,324 cu. ft.

- COMPLETE LIVABILITY
- TWO SLEEPING LEVELS
- SNACK BAR, FORMAL DINING
- U-SHAPED WORK CENTER
- TWO FULL BATHS, FIREPLACES
- COVERED PORCH
- FUNCTIONAL GARAGE



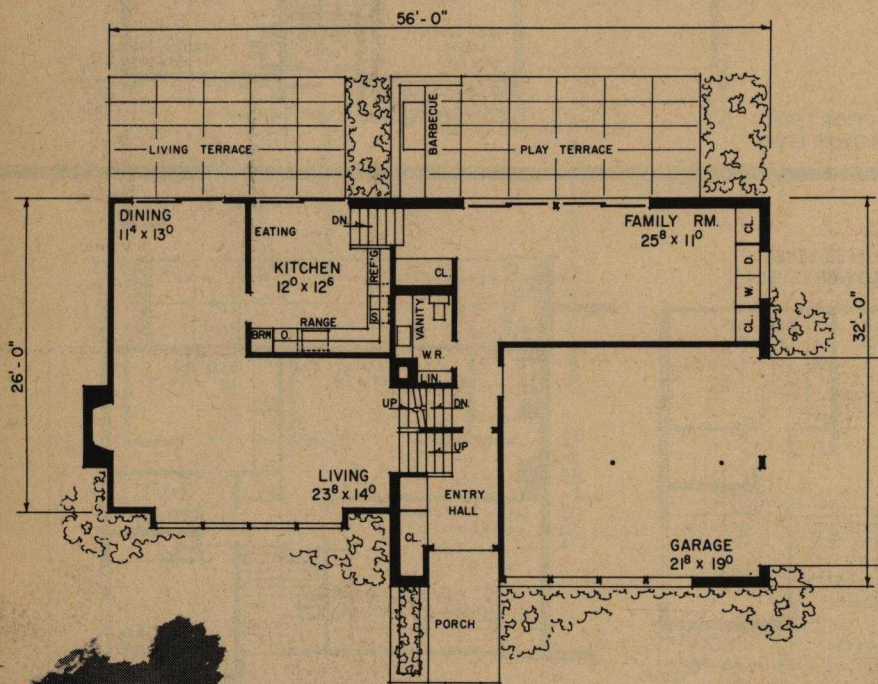


STREET VIEW

DESIGN G 1059

27,232 cu. ft.

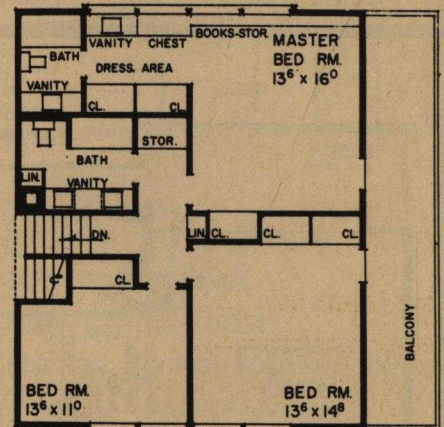
- FOUR LEVEL LIVING
- ZONED FOR CONVENIENCE
- TWO FULL BATHS, WASHROOM
- LARGE FAMILY ROOM
- SEPARATE FORMAL DINING AREA
- SLIDING DOORS TO TERRACES
- DELIGHTFUL OUTDOOR BALCONY
- BASEMENT LEVEL FOR STORAGE



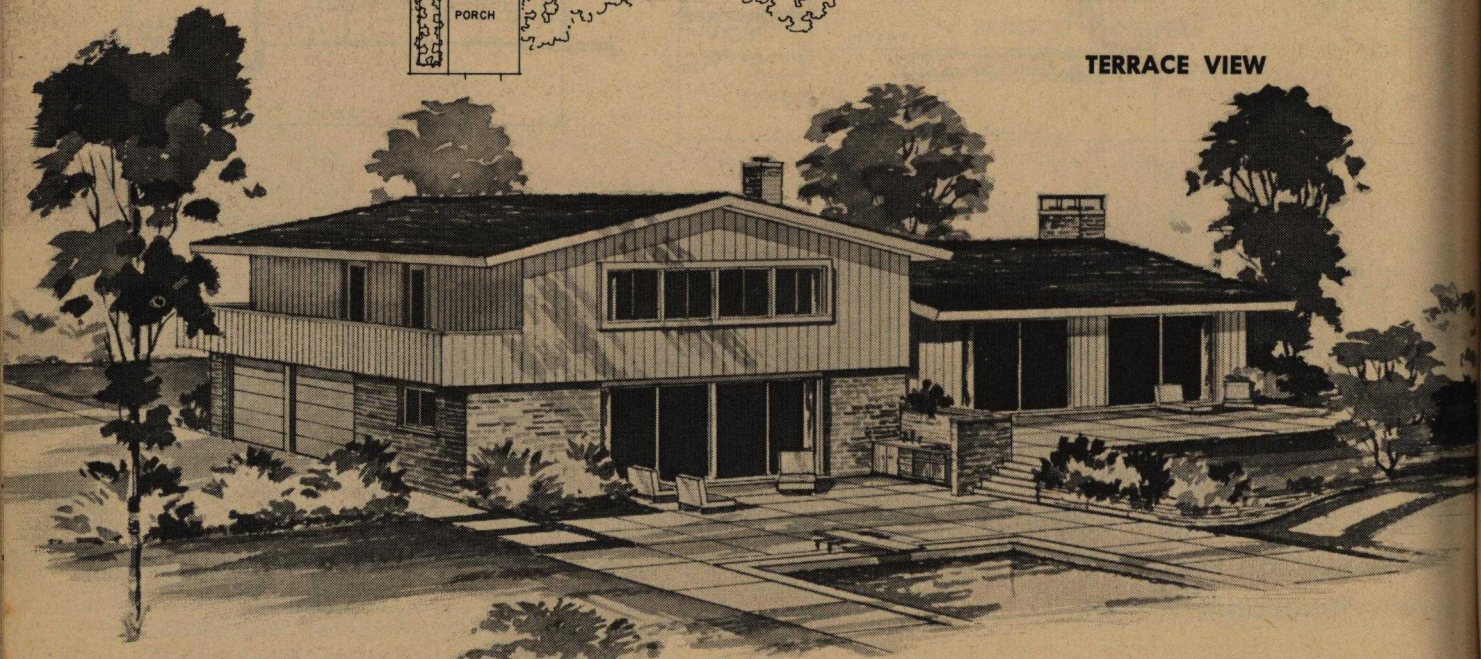
576 SQ. FT.—FAMILY ROOM LEVEL

656 SQ. FT.—MIDDLE LEVEL

952 SQ. FT.—UPPER LEVEL



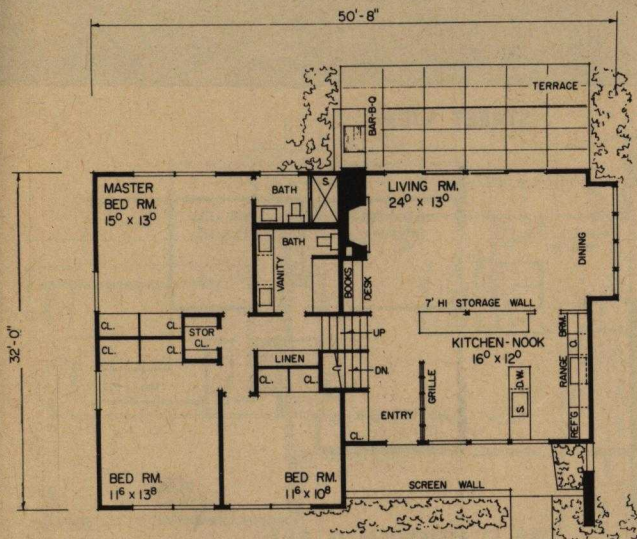
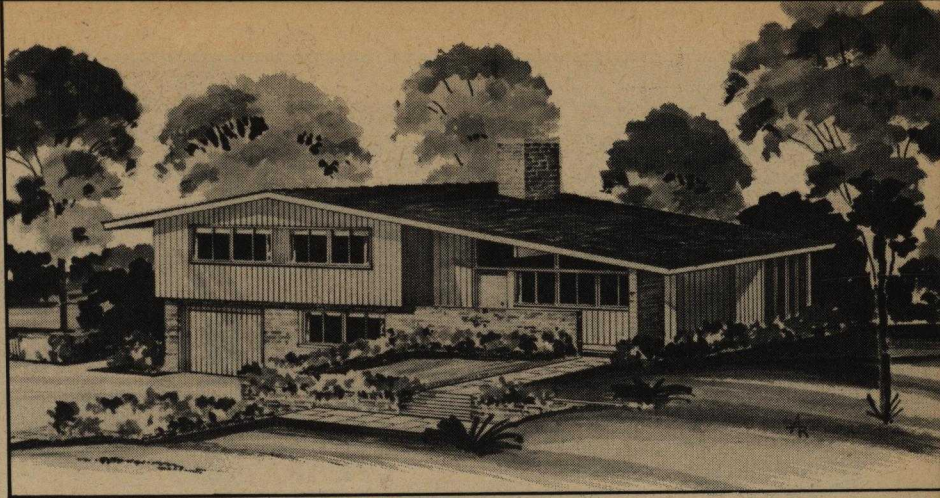
TERRACE VIEW



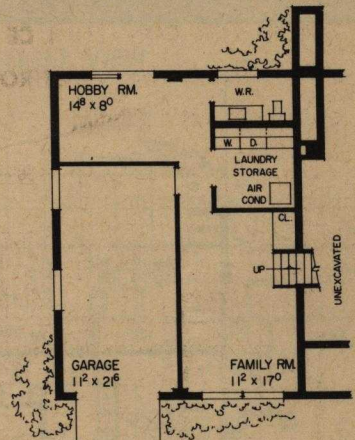
DESIGN G 1093

18,762 cu. ft.

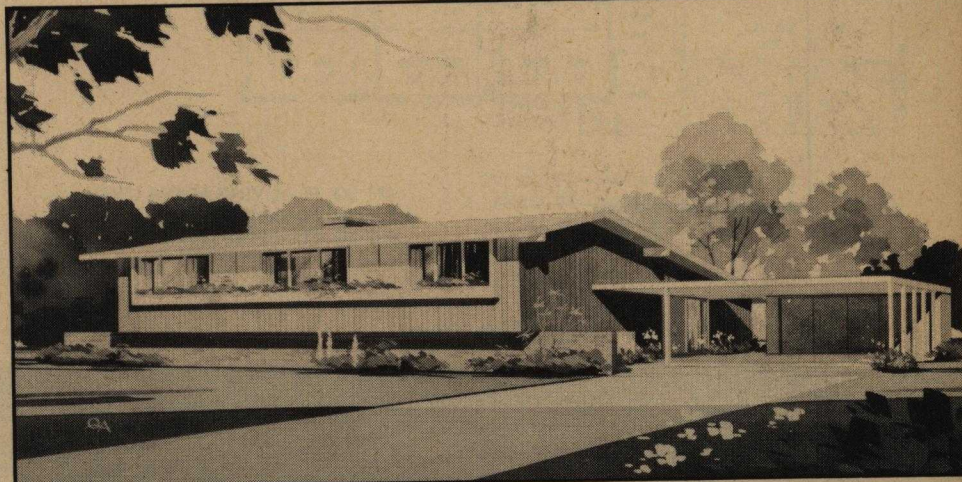
- FOR NARROW SLOPING SITE
- MULTI-PURPOSE LOWER LEVEL
- CHEERFUL KITCHEN-NOOK AREA
- PRACTICAL STORAGE WALL
- BUILT-IN DESK, BOOK SHELVES
- SLOPING CEILINGS



654 SQ. FT.—MAIN LEVEL
768 SQ. FT.—UPPER LEVEL
492 SQ. FT.—LOWER LEVEL

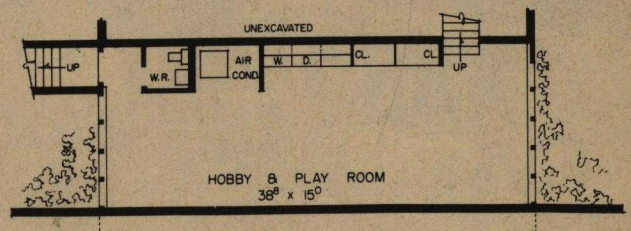
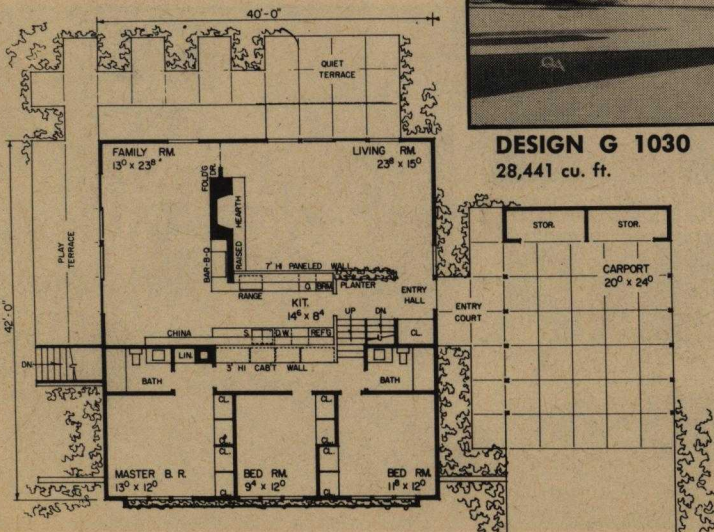


- REFRESHINGLY CONTEMPORARY
- LOW-PITCHED ROOF
- OVERHANGING UPPER LEVEL
- DRAMATIC PLANTING UNIT
- VERTICAL WOOD SLIDING
- COVERED ENTRY COURT
- CARPORT STORAGE

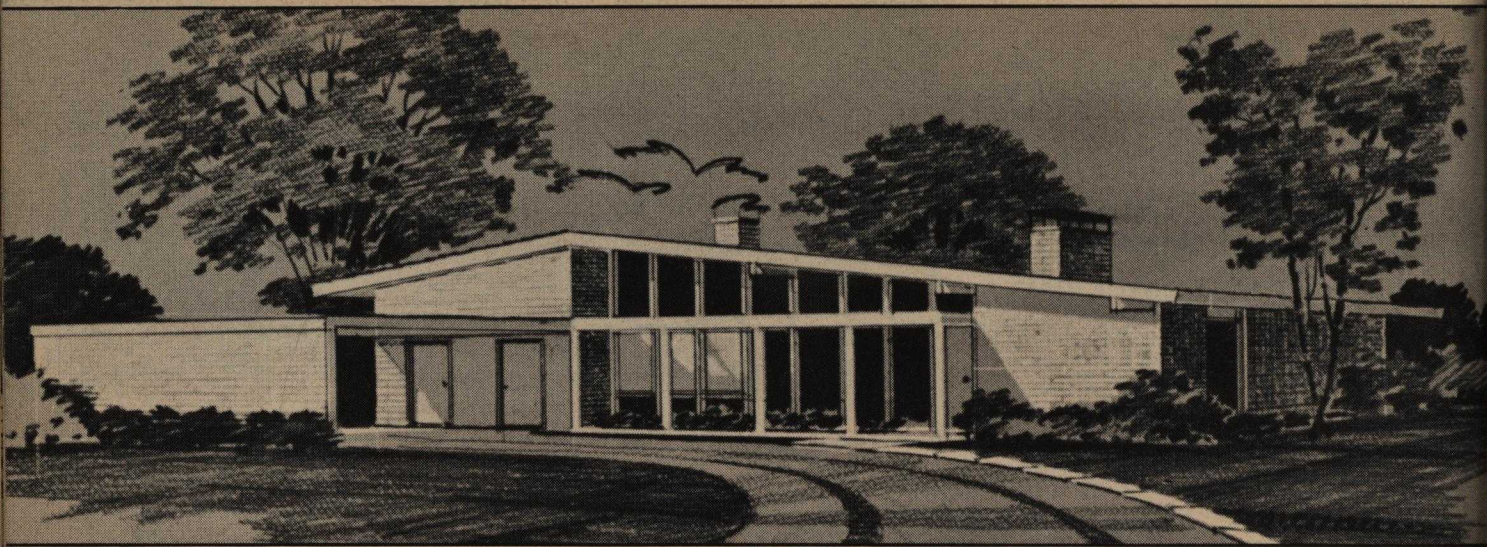


DESIGN G 1030

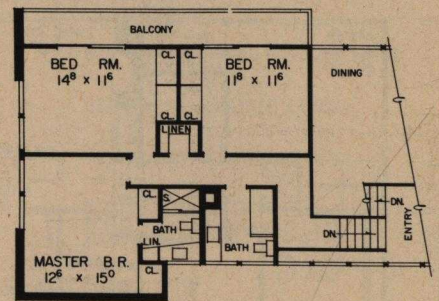
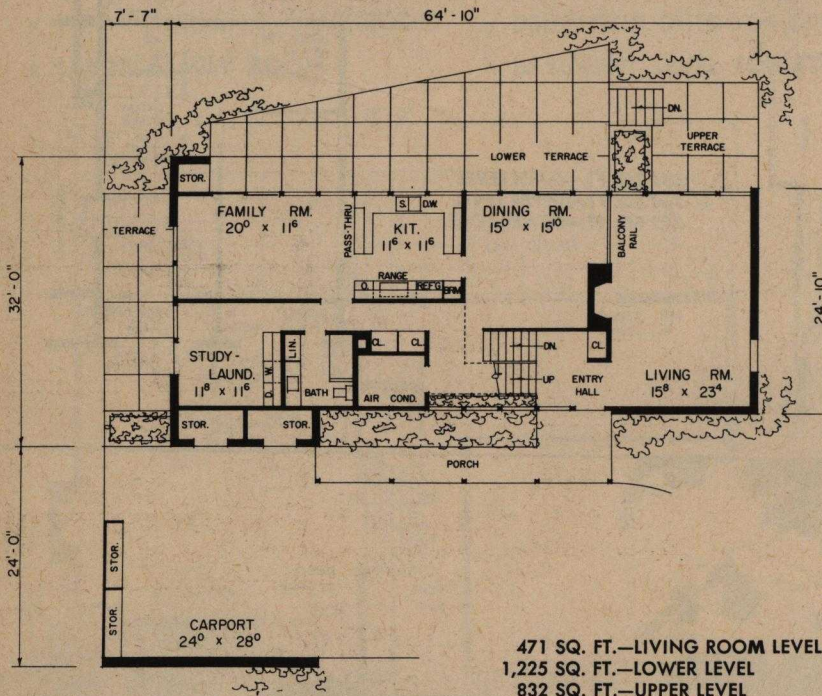
28,441 cu. ft.



960 SQ. FT.—MAIN LEVEL
720 SQ. FT.—UPPER LEVEL
640 SQ. FT.—LOWER LEVEL



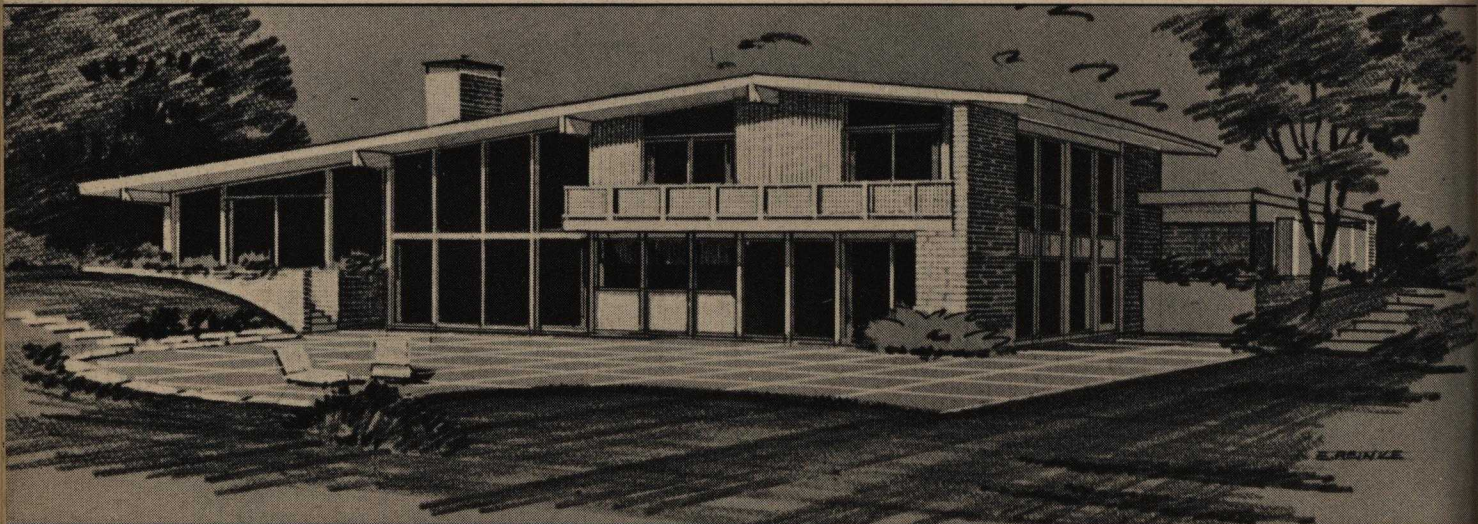
STREET VIEW

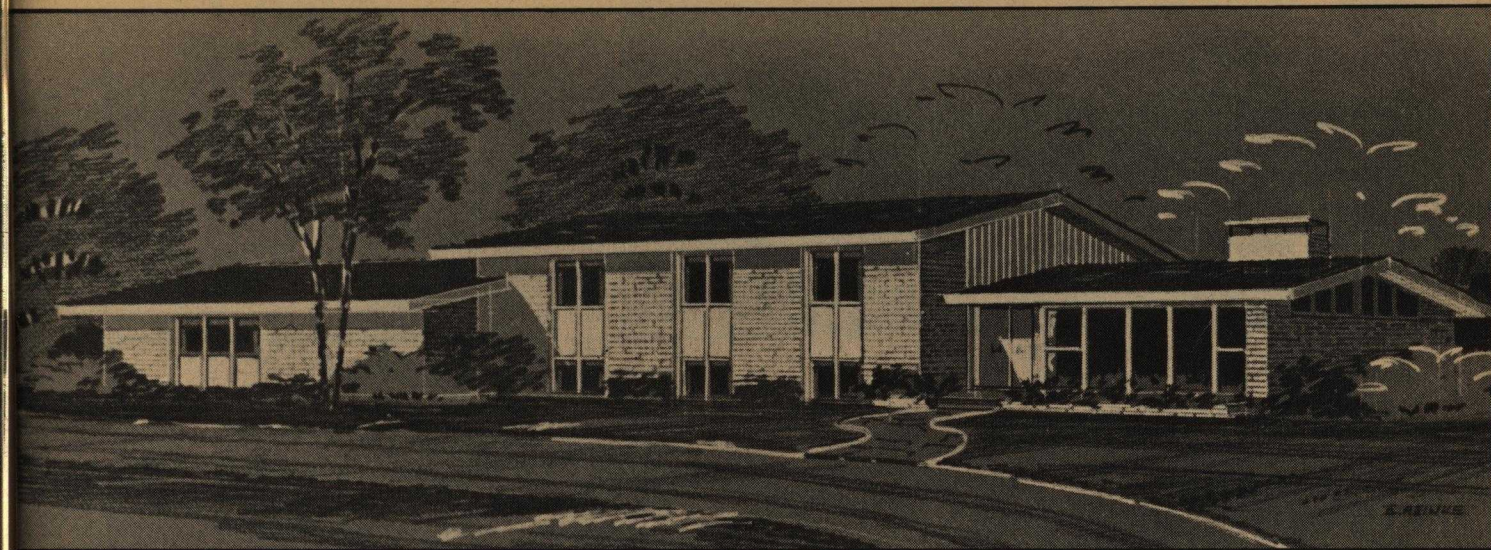


DESIGN G 881
27,370 cu. ft.

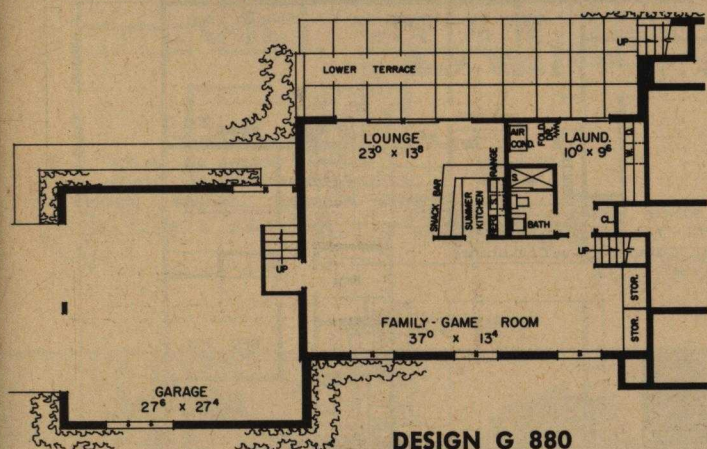
- DISTINCTIVELY CONTEMPORARY
- PRIVATE LIVING ROOM LEVEL
- FORMAL DINING ROOM
- INDOOR-OUTDOOR INTEGRATION
- MULTI-PURPOSE LAUNDRY ROOM
- THREE FULL BATHS
- OUTDOOR BALCONY
- DELIGHTFUL GLASS AREAS

TERRACE VIEW



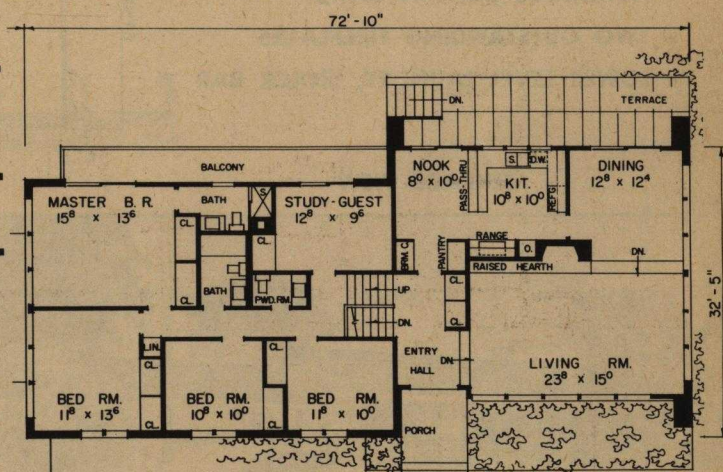


STREET VIEW



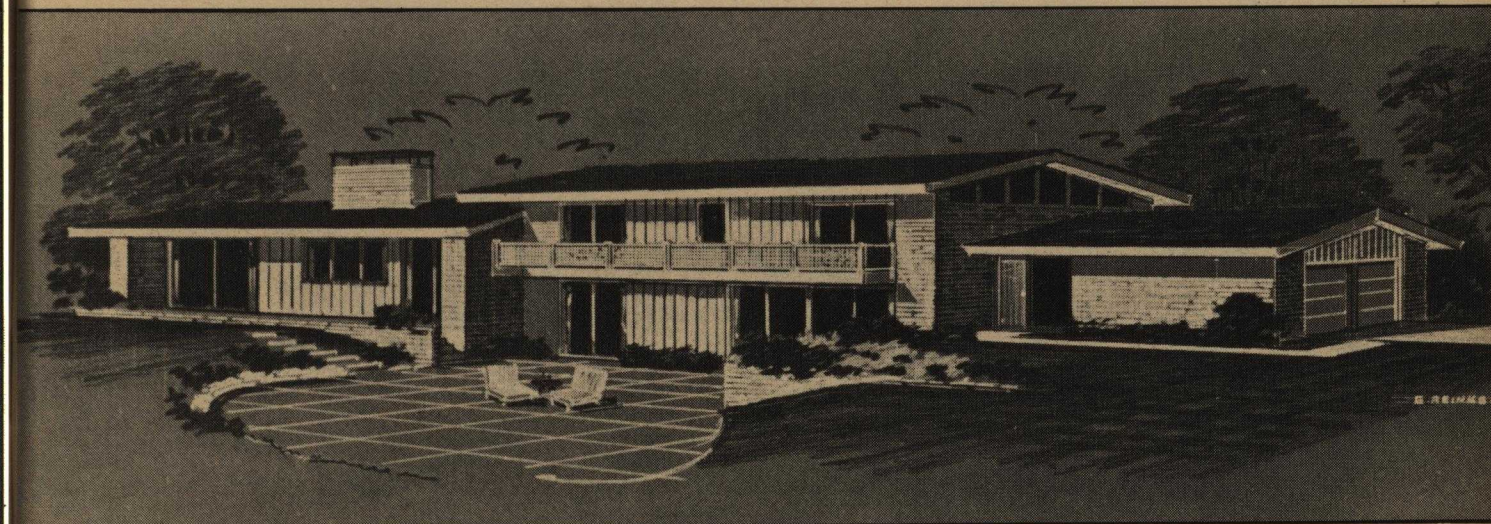
DESIGN G 880
32,483 cu. ft.

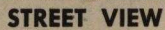
- SUNKEN LIVING ROOM
- FIREPLACE WITH RAISED HEARTH
- FIVE BEDROOMS, THREE BATHS
- EXTRA POWDER ROOM
- BALCONY OVER TERRACE
- SEPARATE LAUNDRY AREA
- LOUNGE, GAME AREAS
- SLOPING CEILINGS



907 SQ. FT.—MAIN LEVEL
1,153 SQ. FT.—UPPER LEVEL
1,164 SQ. FT.—LOWER LEVEL

TERRACE VIEW

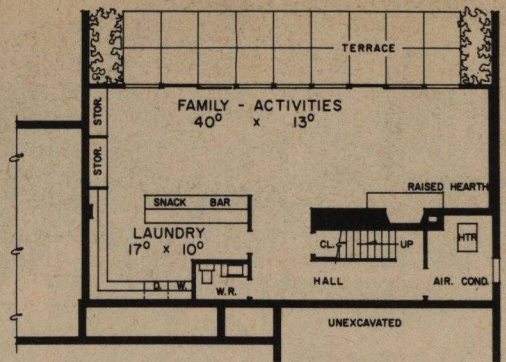




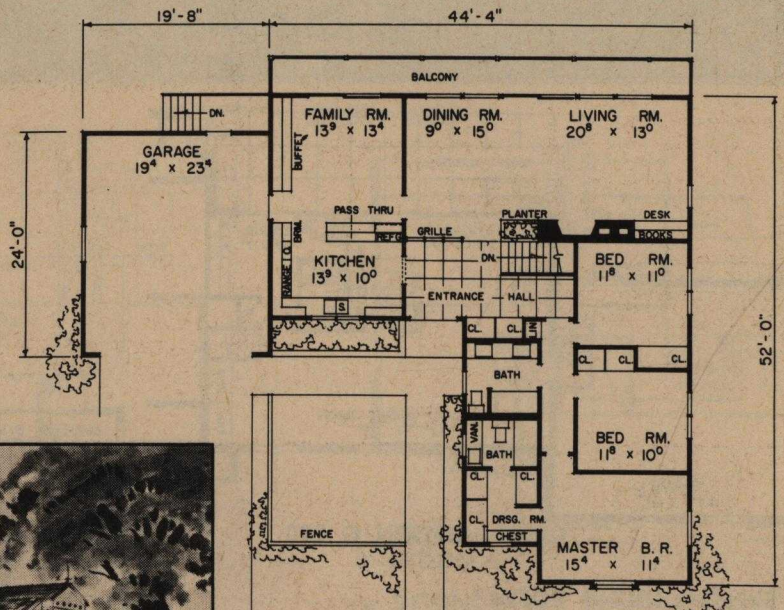
DESIGN G 958

28,691 cu. ft.

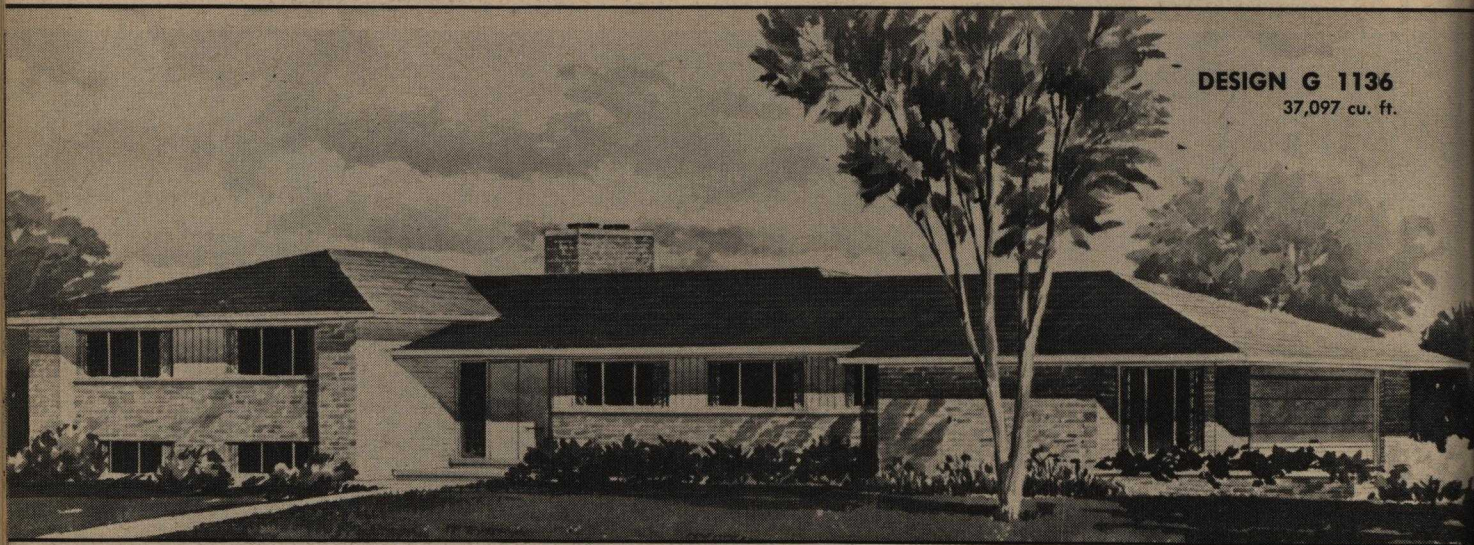
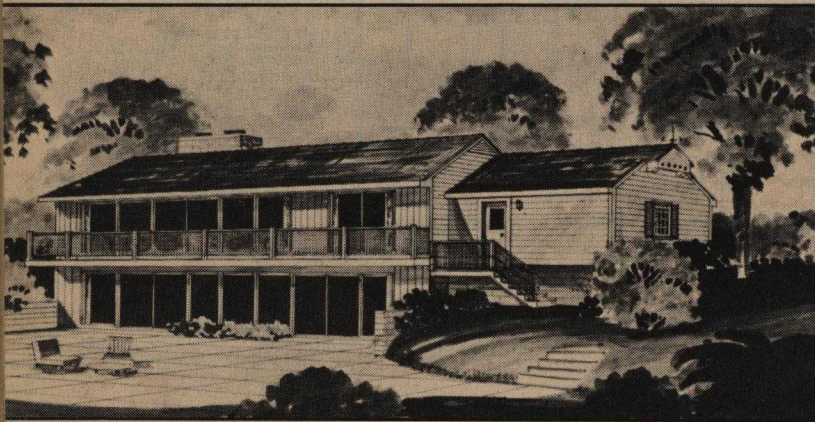
- FOR REAR SLOPING SITE
- EXPOSED FAMILY/ACTIVITIES LEVEL
- BALCONY OVERLOOKING TERRACE
- FINE MASTER BEDROOM, TWO BATHS
- GOOD TRAFFIC CIRCULATION
- NUMEROUS BUILT-IN UNITS
- TWO OUTSTANDING FIREPLACES
- LOWER LEVEL LAUNDRY, SNACK BAR



1,056 SQ. FT.—LOWER LEVEL



1,696 SQ. FT.—FIRST FLOOR



DESIGN G 1136

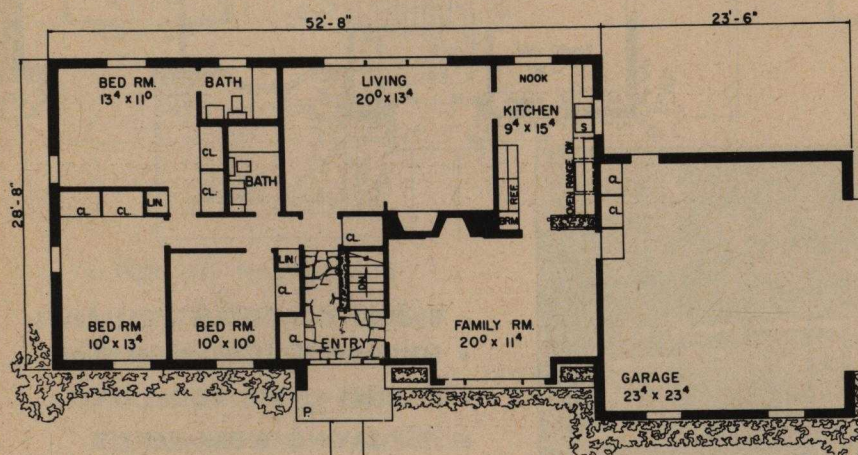
37,097 cu. ft.

DESIGN G 711

31,493 cu. ft.

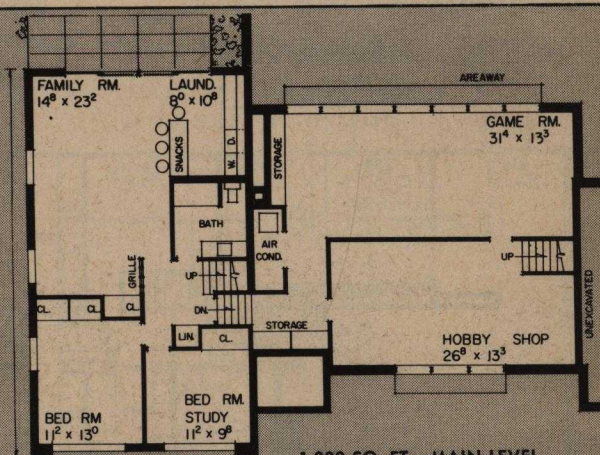
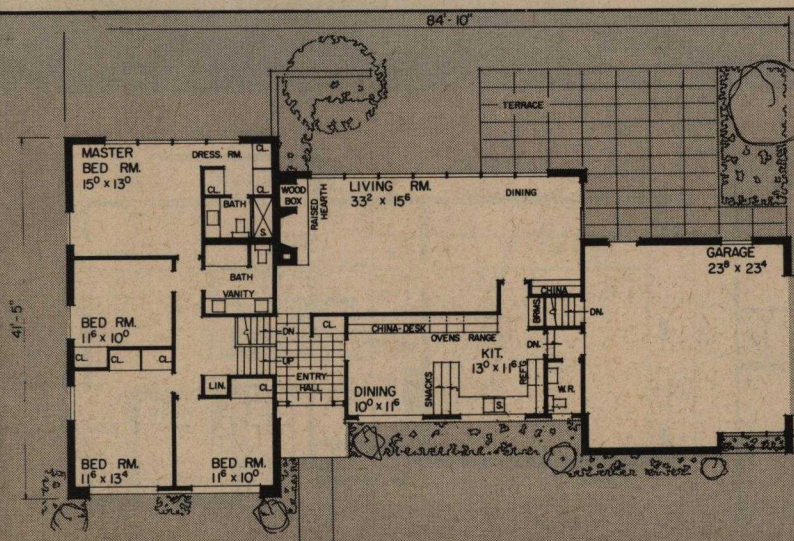
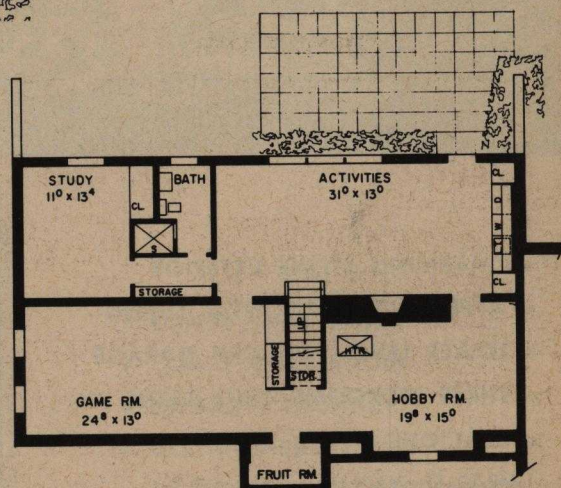
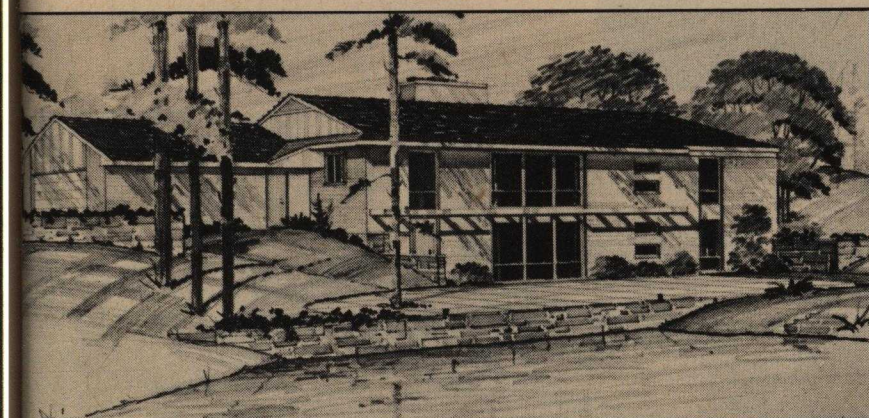
- EYE-CATCHING EXTERIOR
- FOR REAR SLOPING SITE
- EXPOSED LOWER LEVEL
- FUNCTIONAL LOWER LEVEL
- ATTACHED TWO CAR GARAGE
- THREE BATHS, THREE FIREPLACES
- ALL-PURPOSE FAMILY ROOM
- KITCHEN EATING SPACE

STREET VIEW

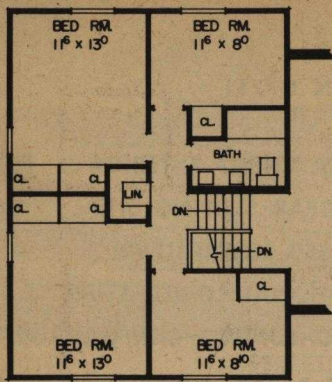


1,528 SQ. FT.—MAIN LEVEL
1,573 SQ. FT.—LOWER LEVEL

TERRACE VIEW



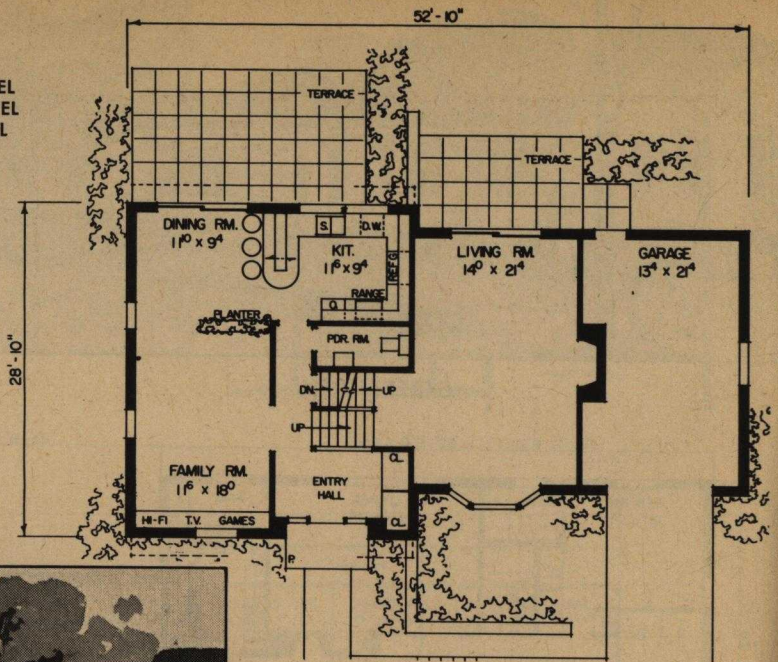
1,000 SQ. FT.—MAIN LEVEL
983 SQ. FT.—UPPER LEVEL
983 SQ. FT.—LOWER LEVEL



DESIGN G 968

20,521 cu. ft.

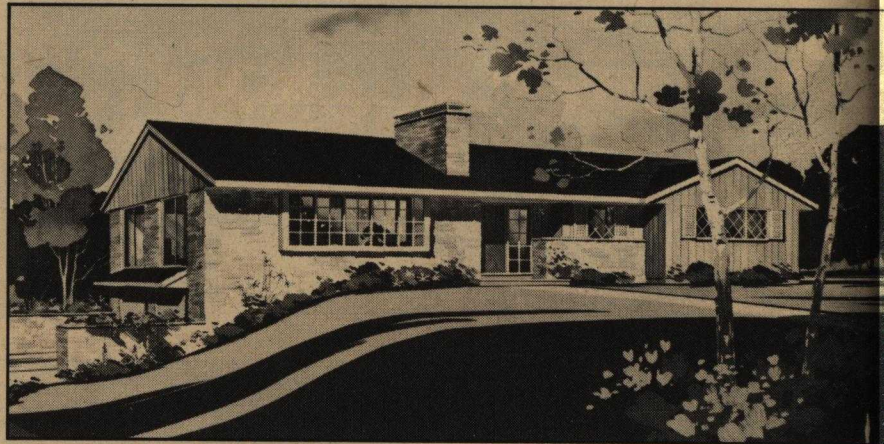
700 SQ. FT.—LOWER LEVEL
318 SQ. FT.—MIDDLE LEVEL
768 SQ. FT.—UPPER LEVEL



- BUDGET CONSCIOUS MULTI-LEVEL
- FOUR UPPER LEVEL BEDROOMS
- DISTINCT LIVING ROOM LEVEL
- STEP-SAVING WORK CENTER
- SNACK BAR, DINING ROOM

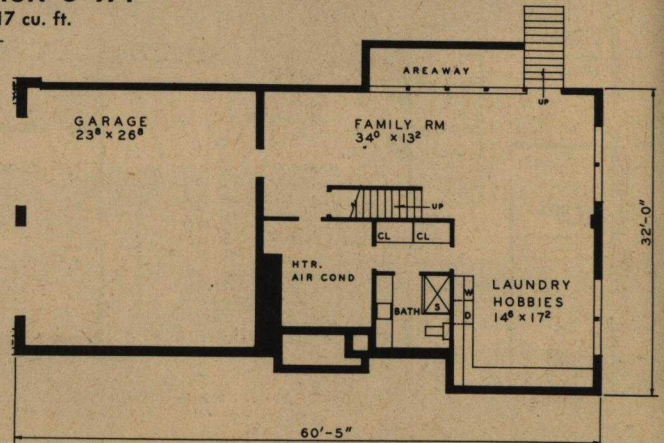
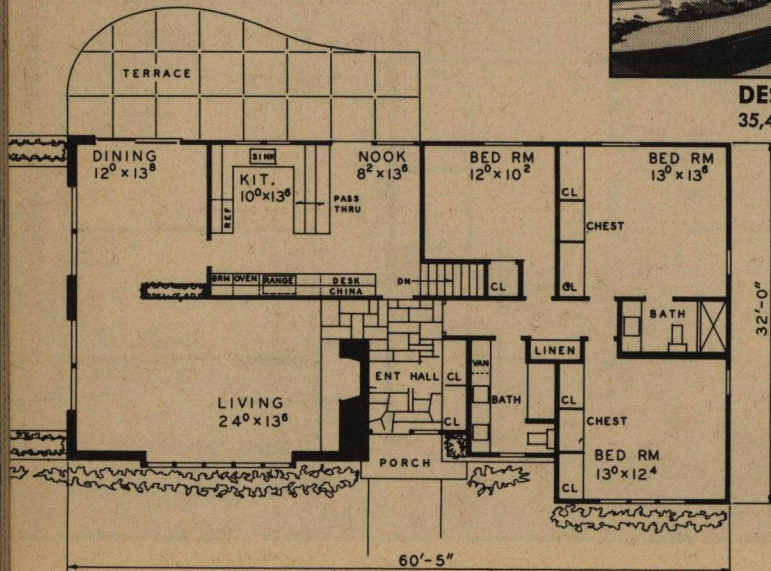
- CHARMING STONE EXTERIOR
- APPEALING HORIZONTAL SIDING
- LOWER LEVEL TWO CAR GARAGE
- THREE BEDROOMS—TWO BATHS
- SPACIOUS LIVING AREA

1,749 SQ. FT.—MAIN LEVEL
1,022 SQ. FT.—LOWER LEVEL

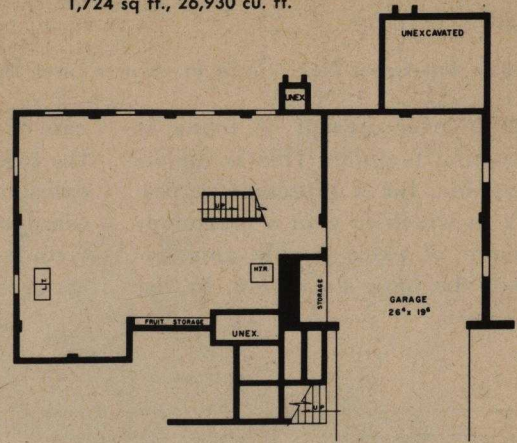


DESIGN G 971

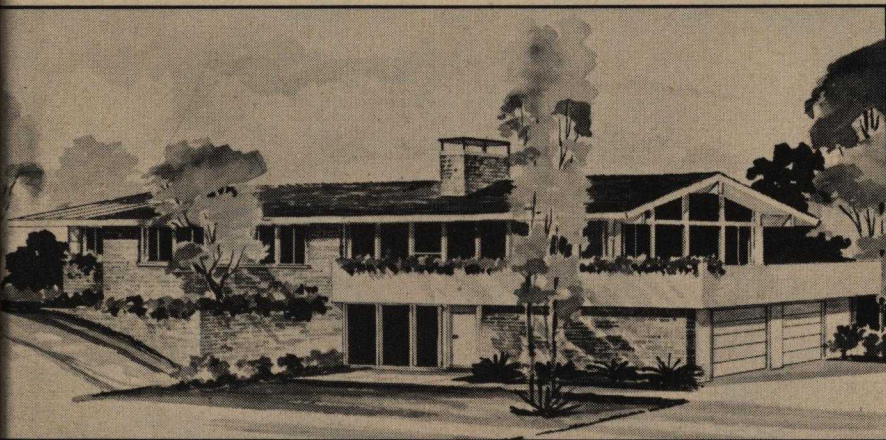
35,417 cu. ft.



1,724 sq ft., 26,930 cu. ft.



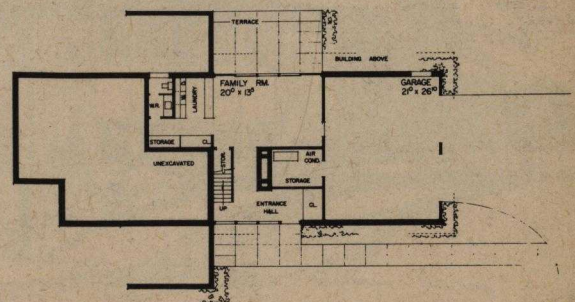
-



- LOWER LEVEL ENTRY
- FAMILY PLAY ROOM
- SEPARATE LAUNDRY
- EXCITING SUN DECK
- PICTURESQUE HIGH PLANTING
- PRIVATE SLEEPING TERRACE
- LUXURIOUS MASTER BEDROOM

760 SQ. FT.—LOWER LEVEL

26,732 cu. ft.



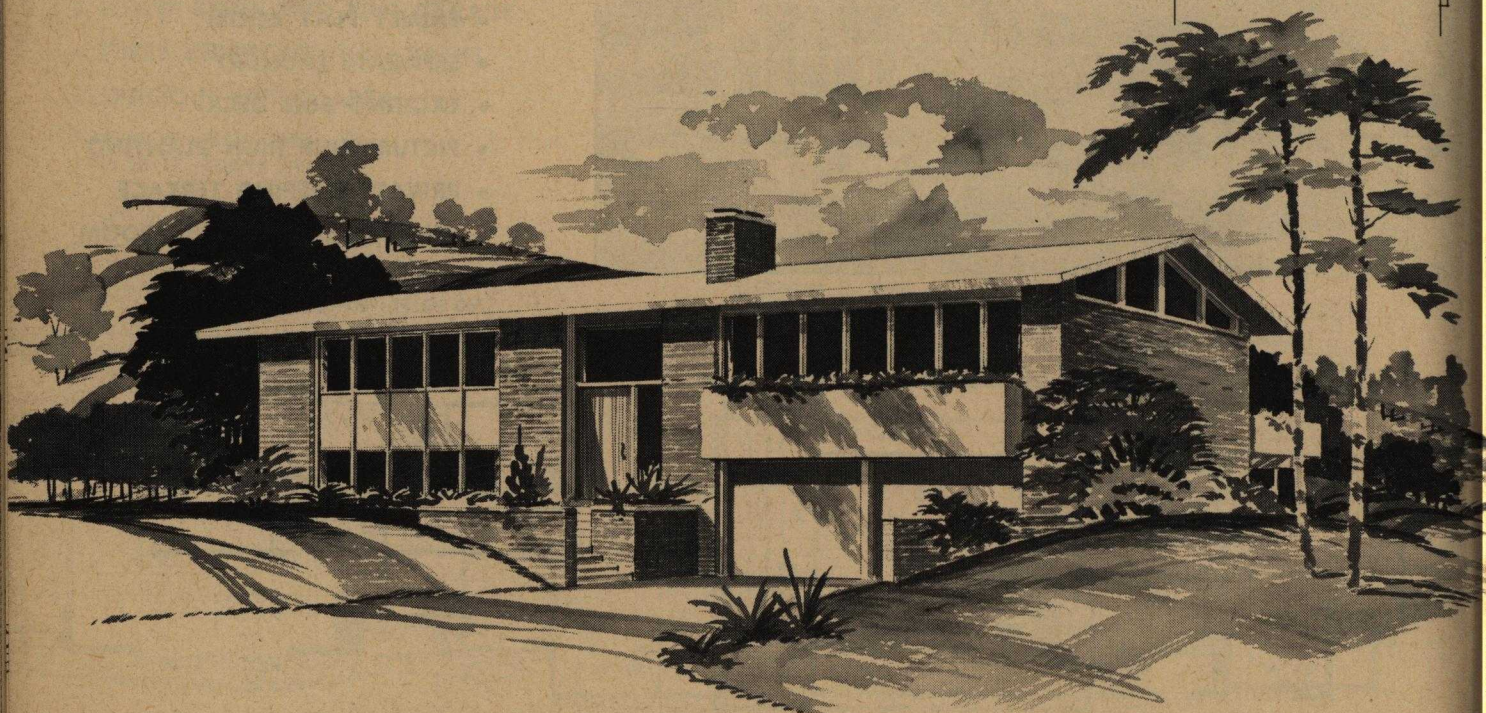
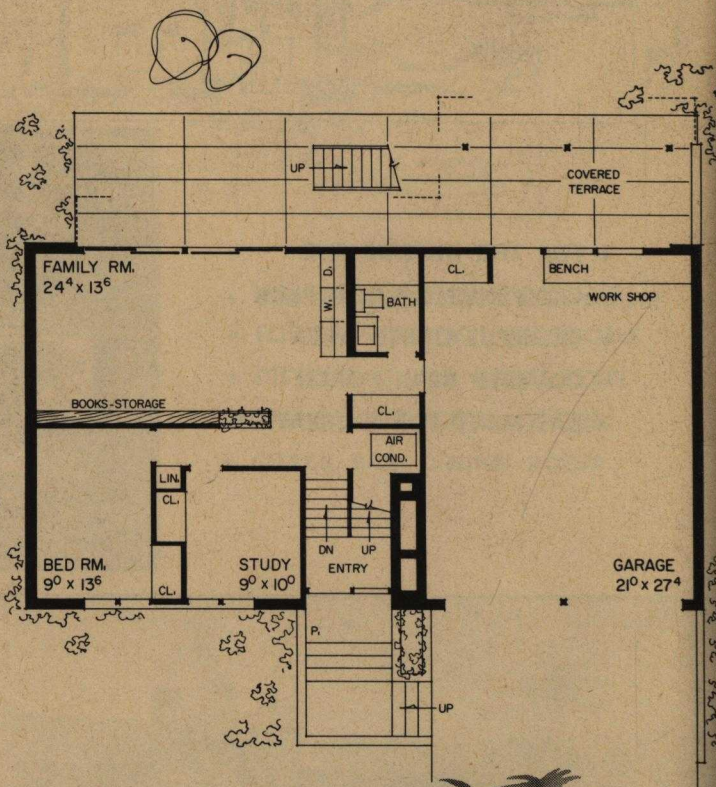
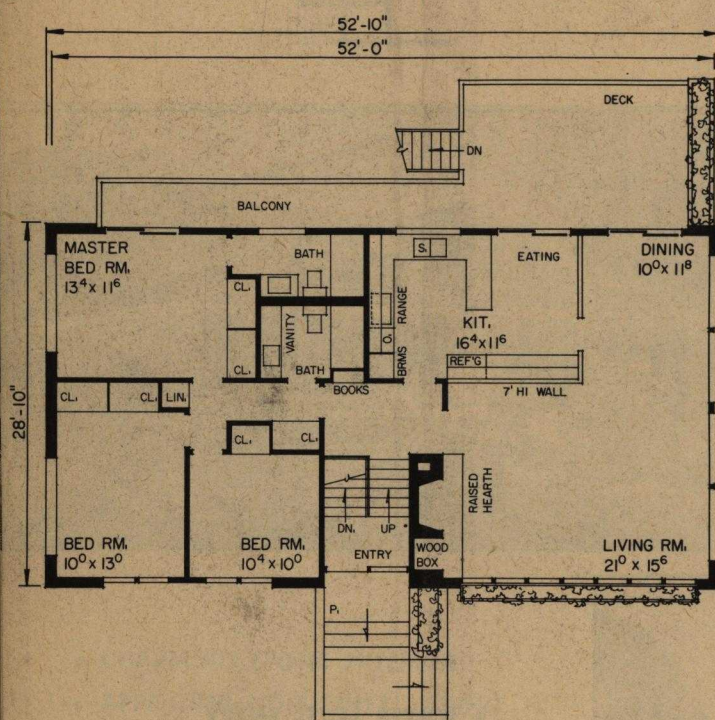
DESIGN G 1704

1,498 Sq. Ft.—Upper Level/870 Sq. Ft.—Lower Level/23,882 Cu. Ft.

The bi-level concept of living is becoming popular. This is understandable, for it represents a fine way in which to gain a maximum amount of extra livable area beneath the basic floor plan. In the

case of this pleasant contemporary, the lower level not only represents extra living area in the form of a family room, a fourth bedroom, and a study; but there is also the two-car garage which because of its size

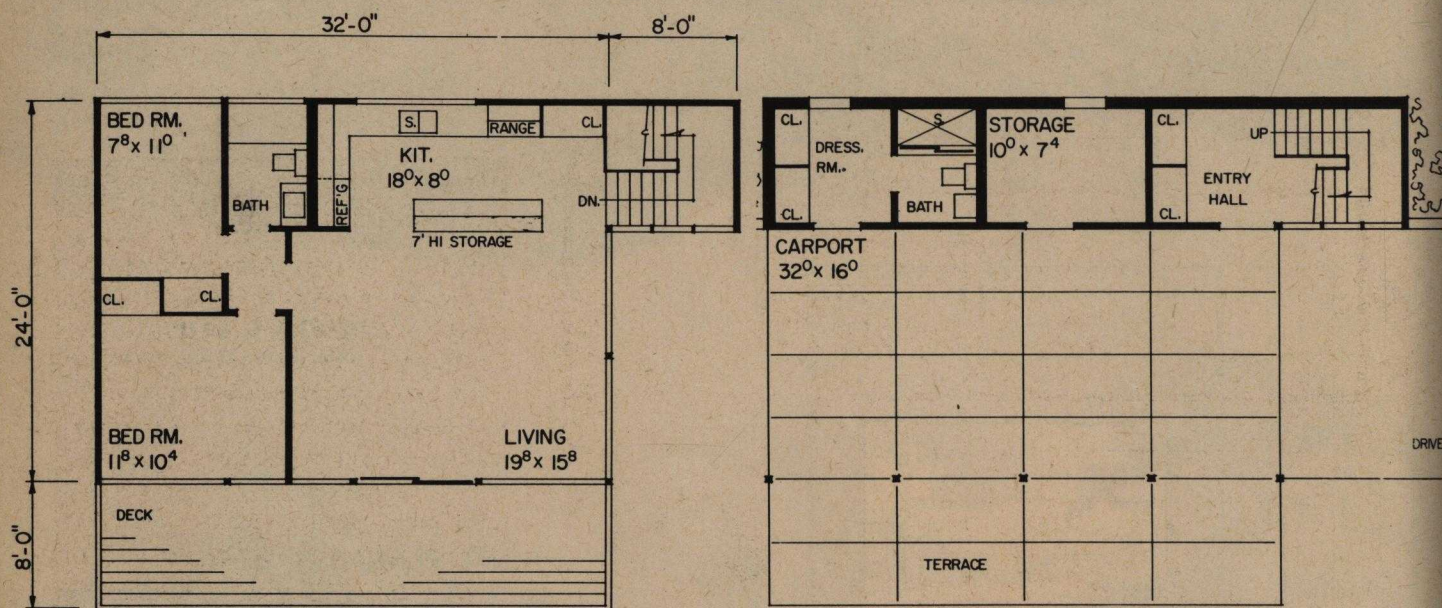
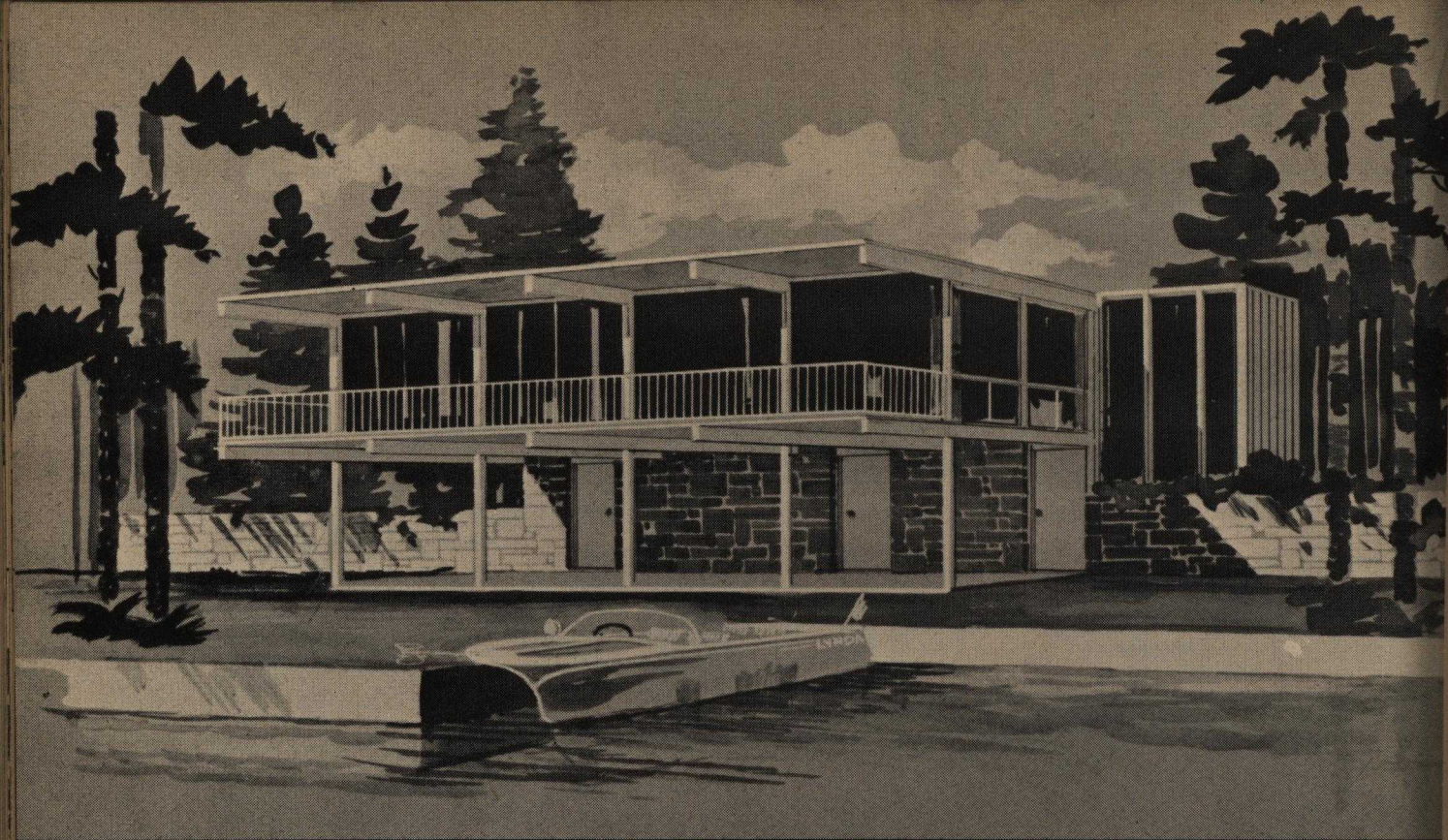
can serve the dual role of work shop and car storage. The large glass areas and the sloping ceilings of the upper level living area make this a cheerful and spacious place. Each level has outdoor living.



PORTFOLIO NO. 12



CONSTRUCTION BLUEPRINTS AVAILABLE AT LOW COST

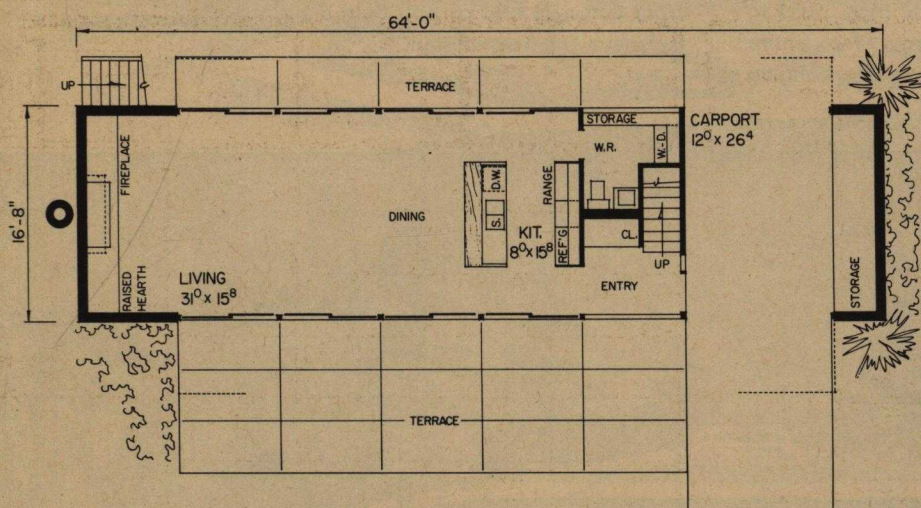
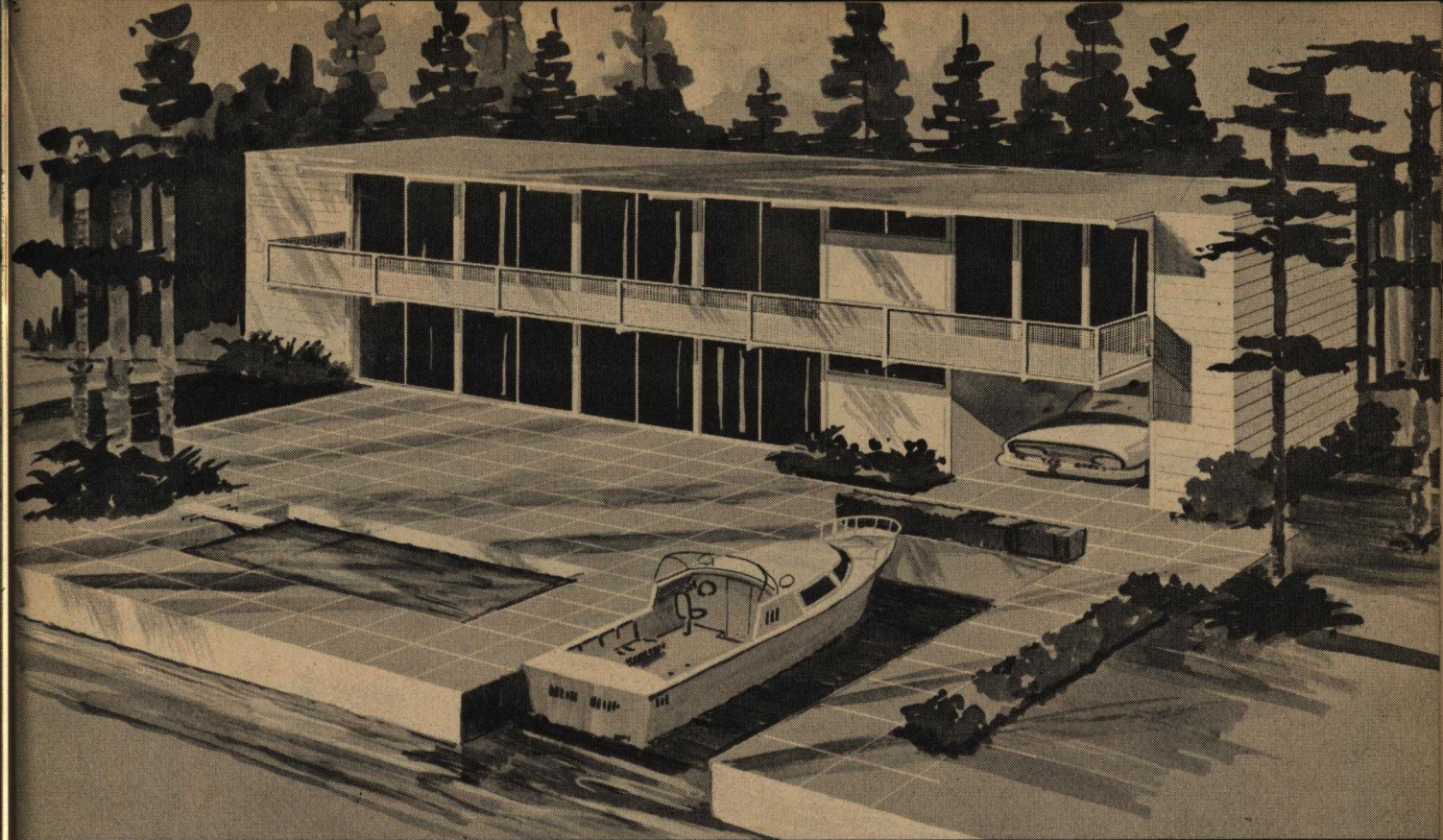


853 SQ. FT.—UPPER LEVEL

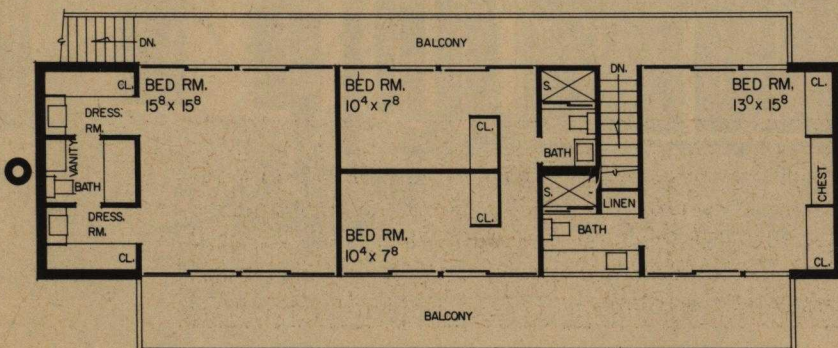
336 SQ. FT.—LOWER LEVEL

DESIGN G 1401 • 9,216 cu. ft.

A dramatically contemporary vacation home. Delightful glass areas of the upper living level allow for an unrestricted view of the lake shore. Sliding glass doors open from the spacious living area onto the covered deck overlooking the water. The carport is located below the living area and will function wonderfully as play area. Dressing room, storage area, and entry hall are located at this lower level.



786 SQ. FT.—LOWER LEVEL

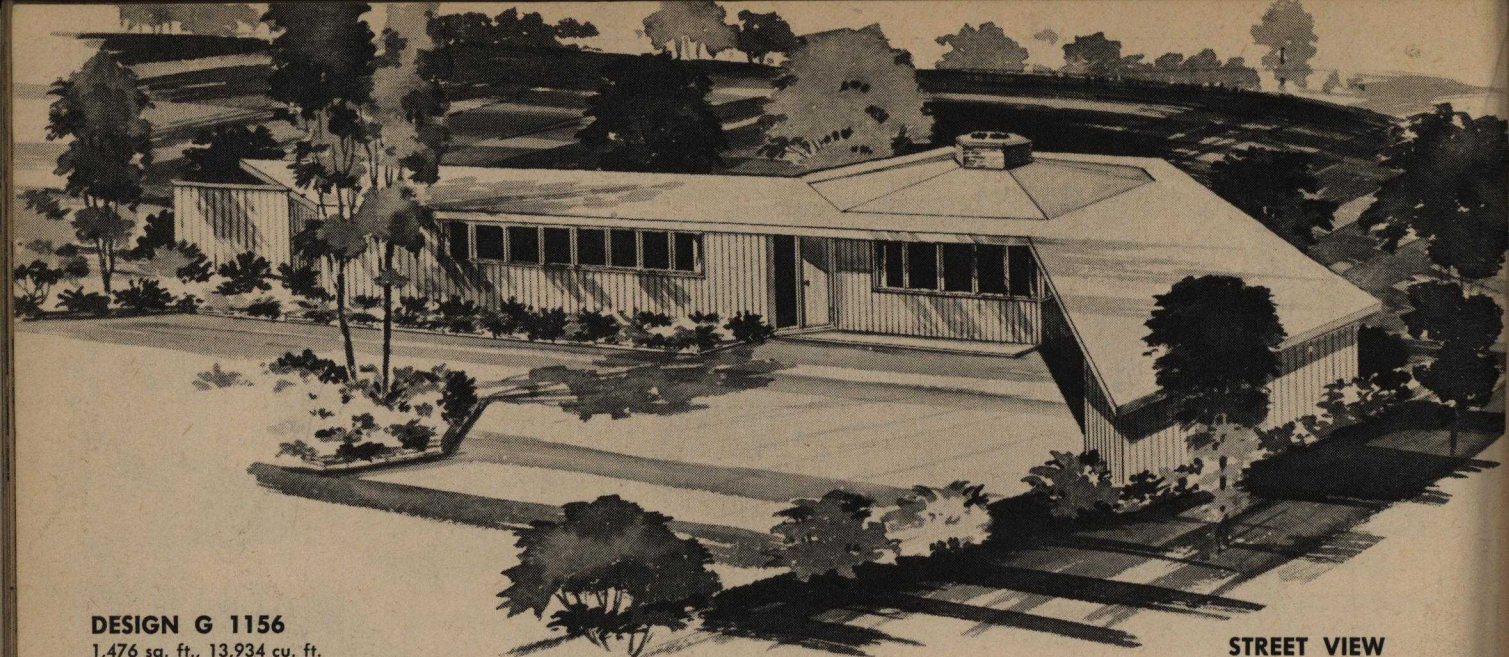


1,050 SQ. FT.—UPPER LEVEL

DESIGN G 1405

15,034 cu. ft.

Here is a two level summer home which will provide plenty of space for those large family, holiday get-togethers. Perfectly rectangular in shape, this flat roof design will be economical to build. Sliding glass doors open to both the front and rear and assure fine ventilation. Cleverly designed for summer living, access to the bedroom is from the overhanging outdoor balconies. The four bedrooms are serviced by three full baths. Wardrobe storage facilities are excellent. The lower level is highlighted by an extra washroom, an efficient work center, a fireplace, and a carport which will function for boat storage during the off-season.



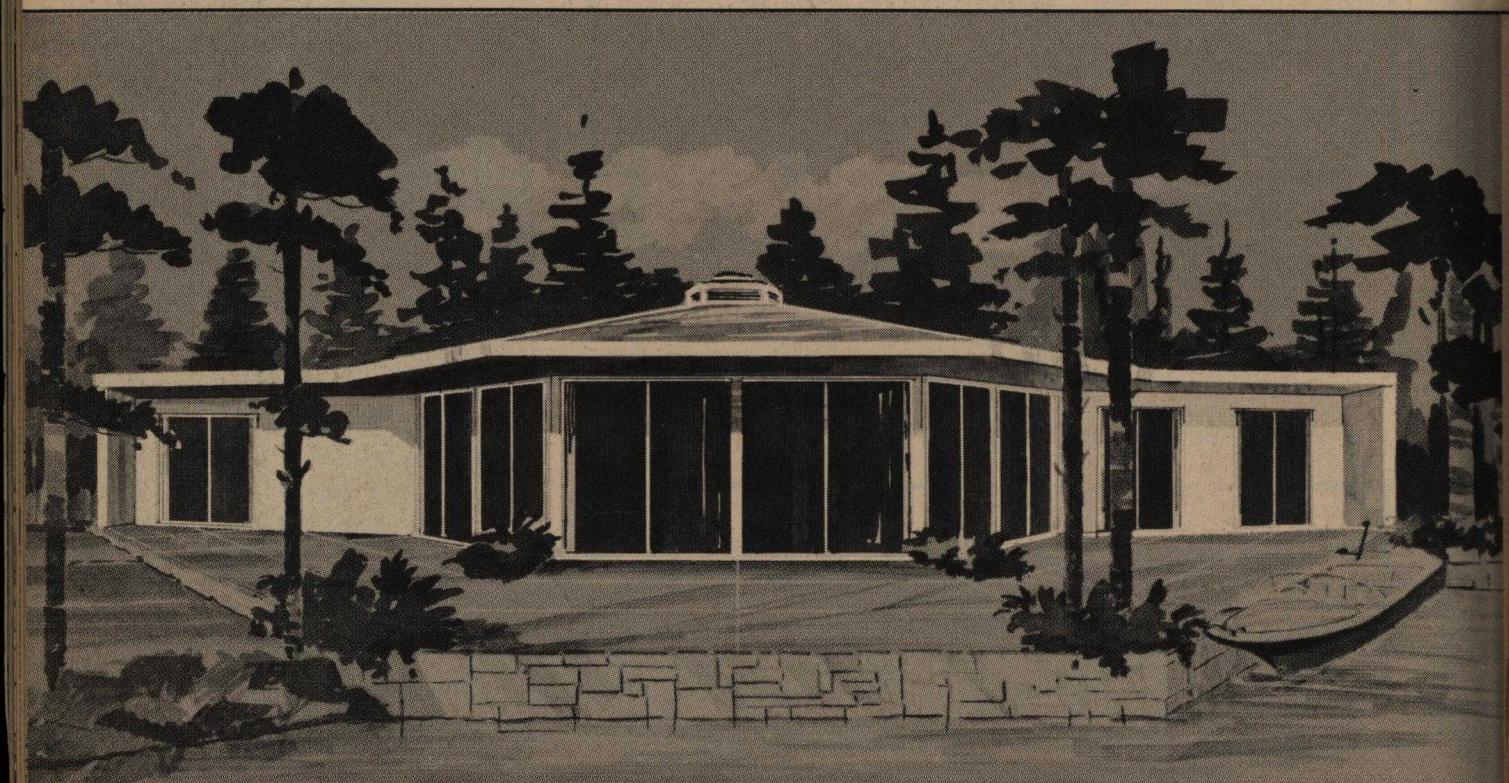
DESIGN G 1156

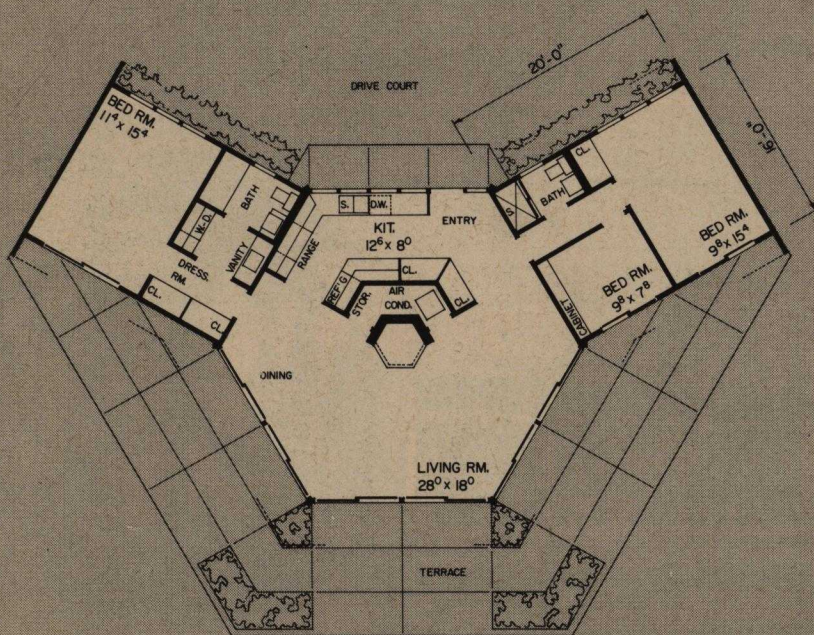
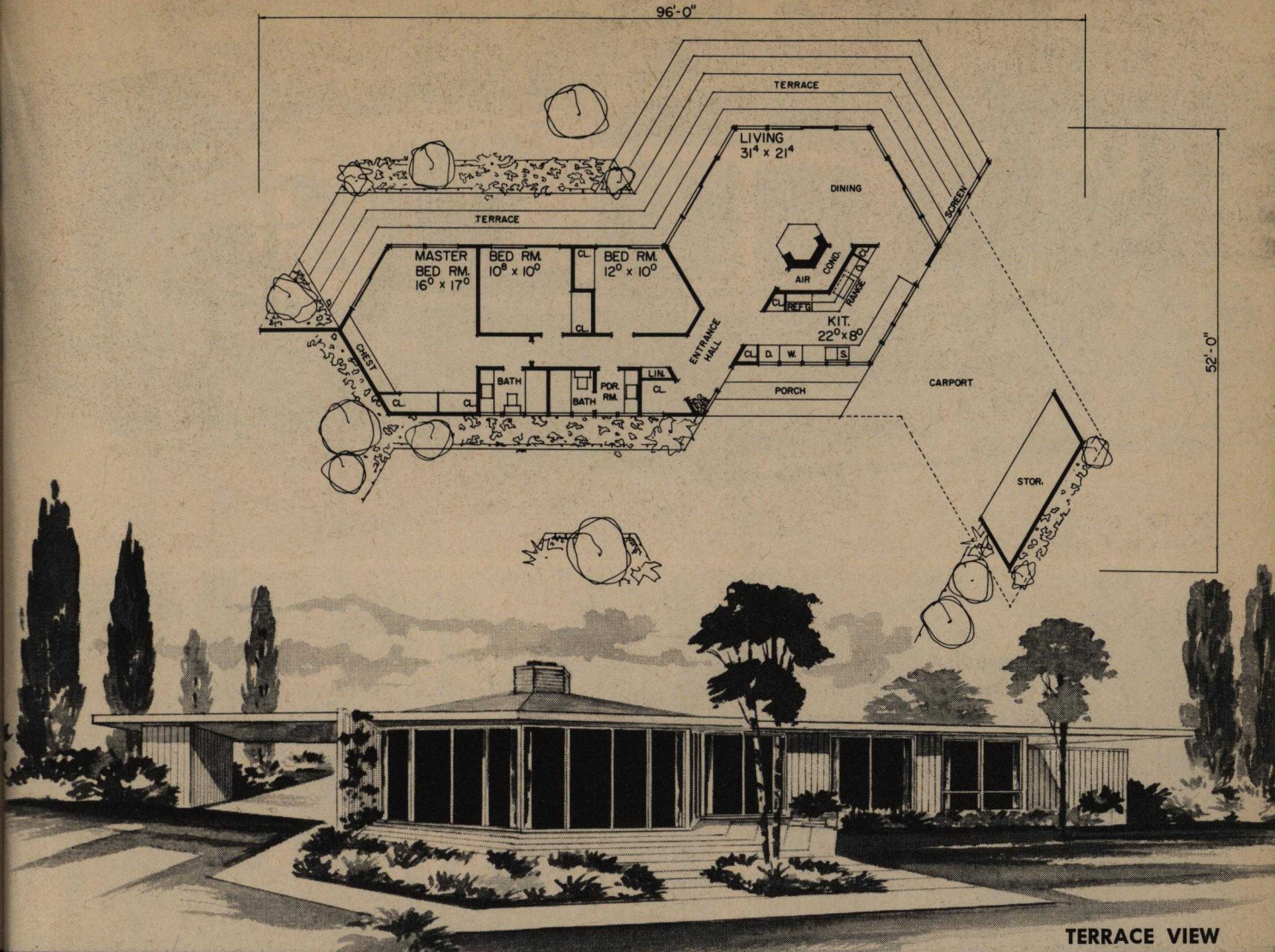
1,476 sq. ft., 13,934 cu. ft.

STREET VIEW

An exciting design, unusual in character, yet fun to live in. This frame home, with its vertical siding and large glass areas, has as its dramatic focal point an hexagonal living area which gives way to interesting angles. The large living area features sliding glass doors through which traffic may pass to the terrace stretching across the entire length of the house. The wide overhanging

roof projects over the terrace and results in a large covered area outside the sliding doors of the master bedroom. The sloping ceilings converge above the unique open fireplace with its copper hood. The drive approach and the angles of the covered front entrance and carport help make this a truly eye-catching design.

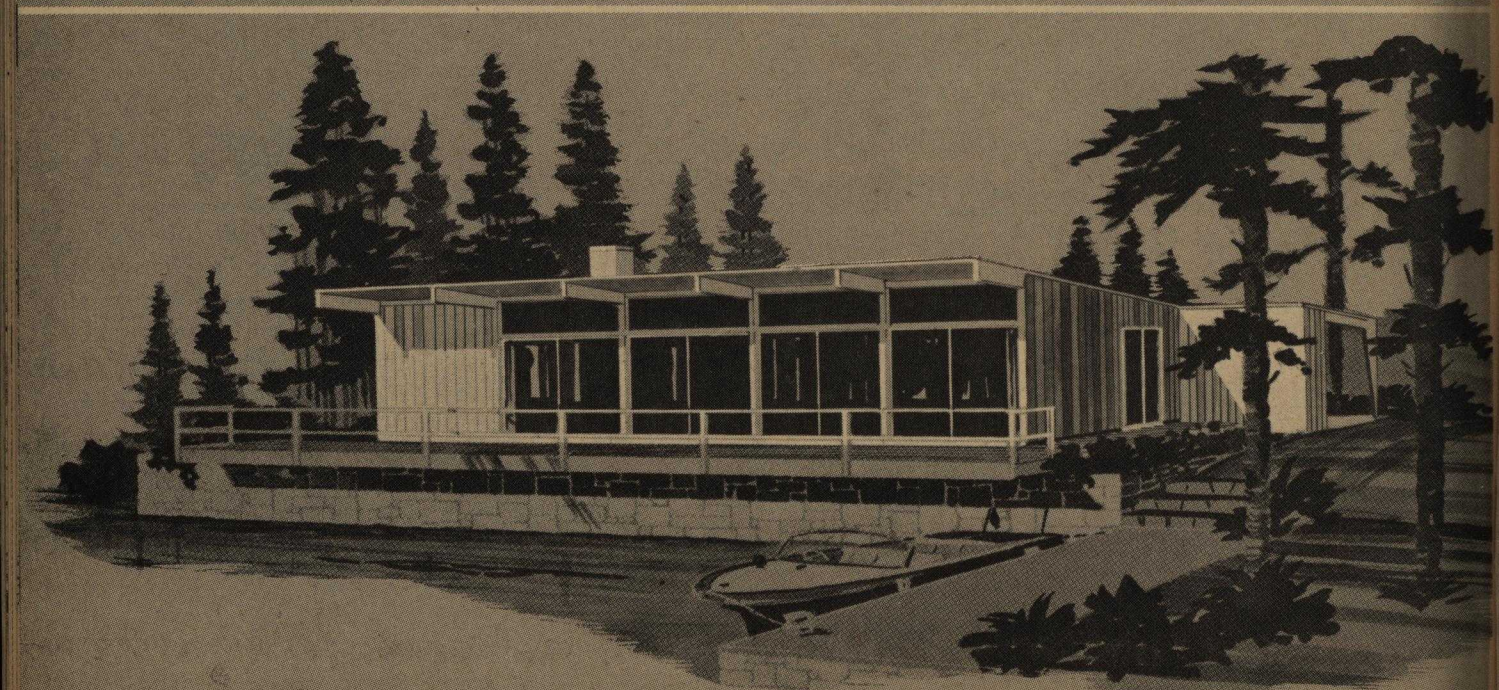
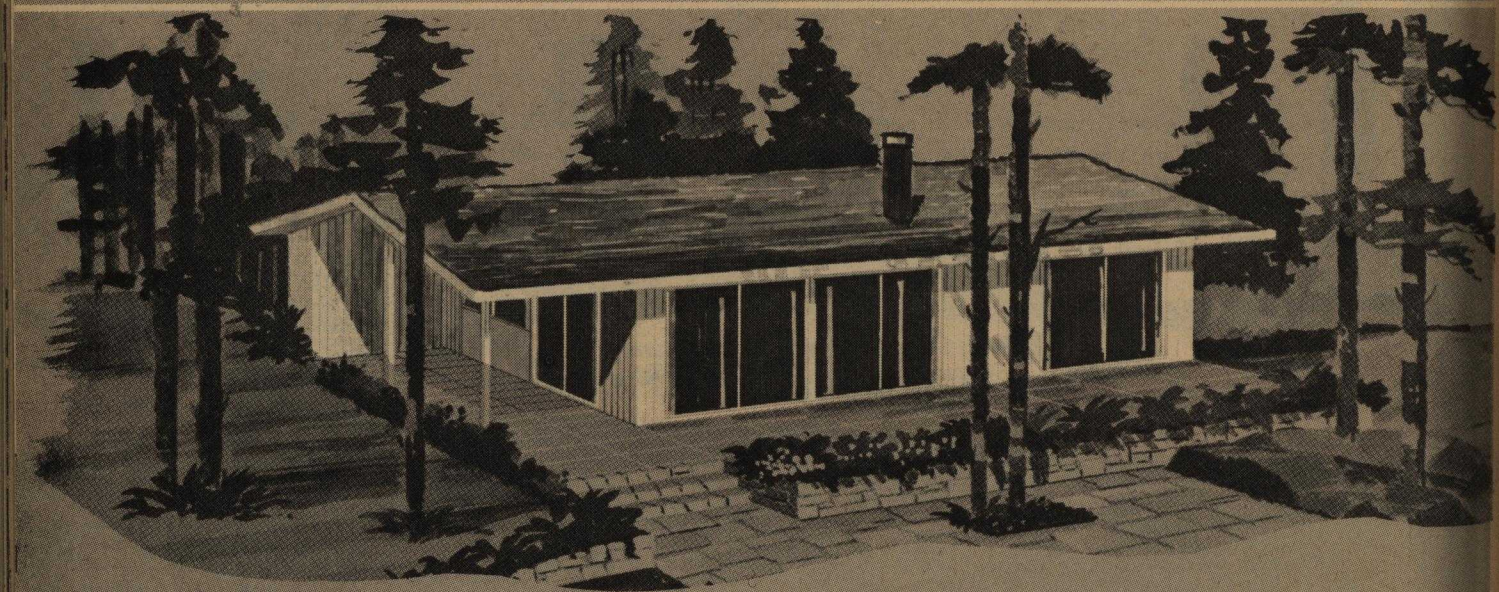
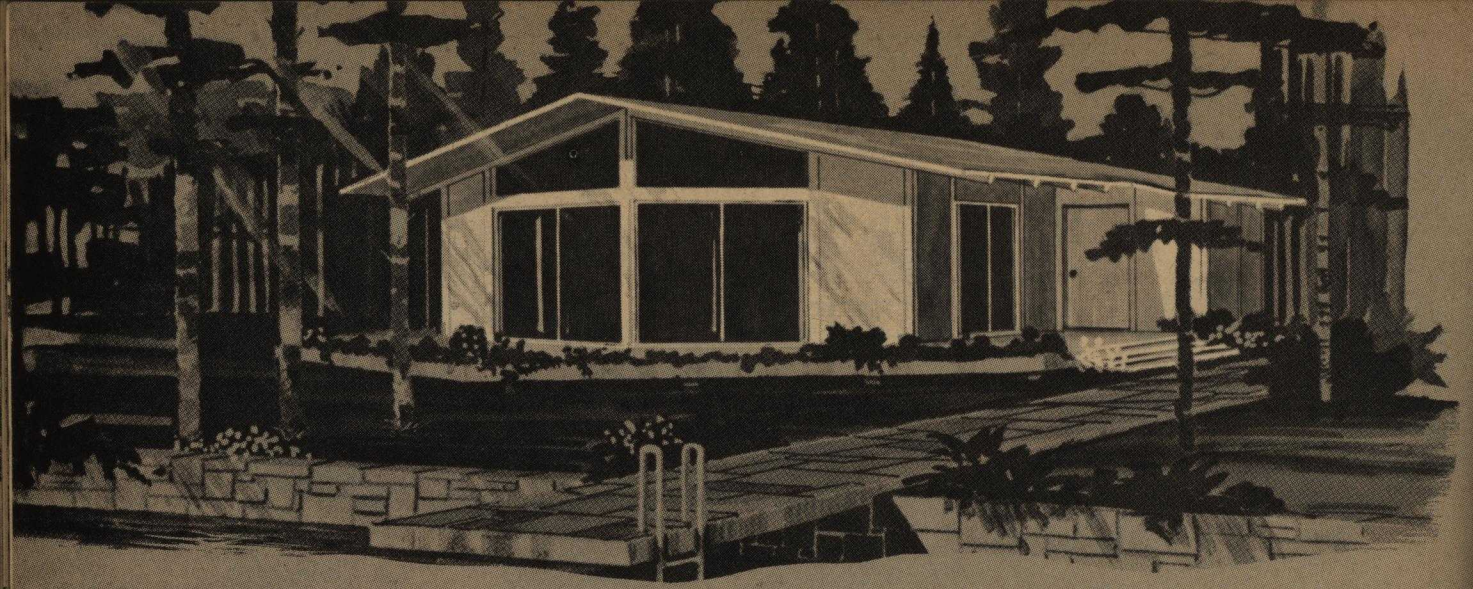


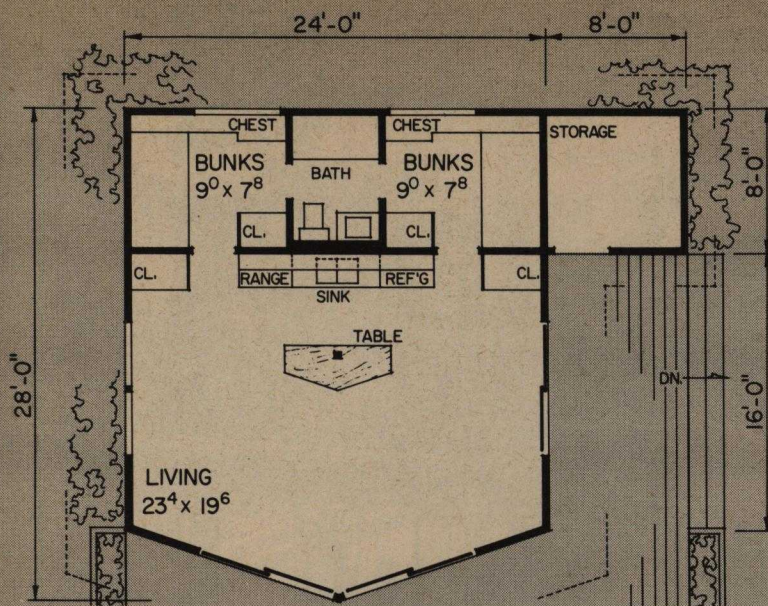


DESIGN G 1404

1,314 sq. ft., 12,230 cu. ft.

Similar in concept to Design G 1156 above, this hexagonal vacation home features two isolated bedroom wings—one for the parents, the other for the children. At the center of the spacious living area is the appealing fireplace. Sliding glass doors provide access from all areas to the partially covered rear terraces. Certainly an unusual home away from home.

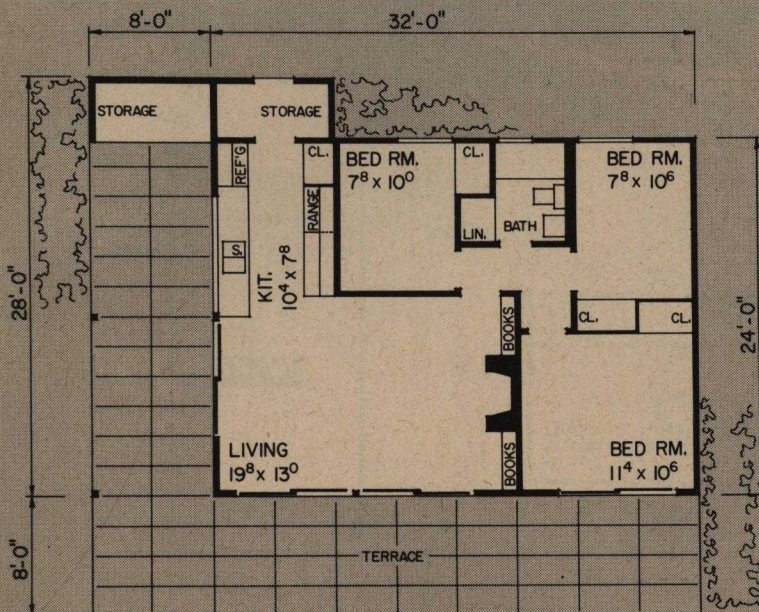




DESIGN G 1403

698 sq. ft., 7,441 cu. ft.

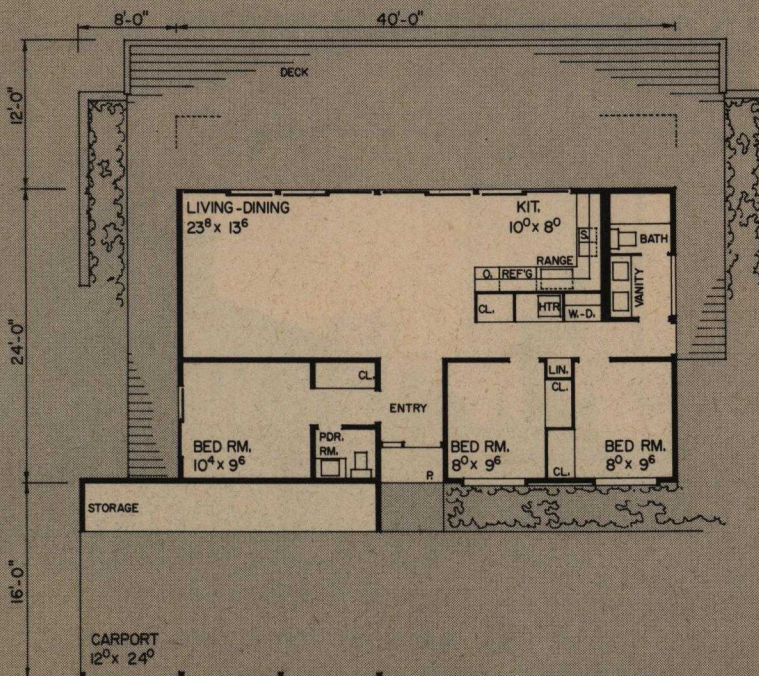
Reminiscent of the prow of a ship, this attractive cottage is most efficient. The two bunk rooms, which will sleep four people handily, are separated by the full bath. The large living area will function as the "great family room" with its centrally located dining and game table and its compact kitchen area. The overhanging roof provides a measure of shelter for the terrace or deck. The storage room is ideal for boating and fishing equipment.



DESIGN G 1402

768 sq. ft., 7,296 cu. ft.

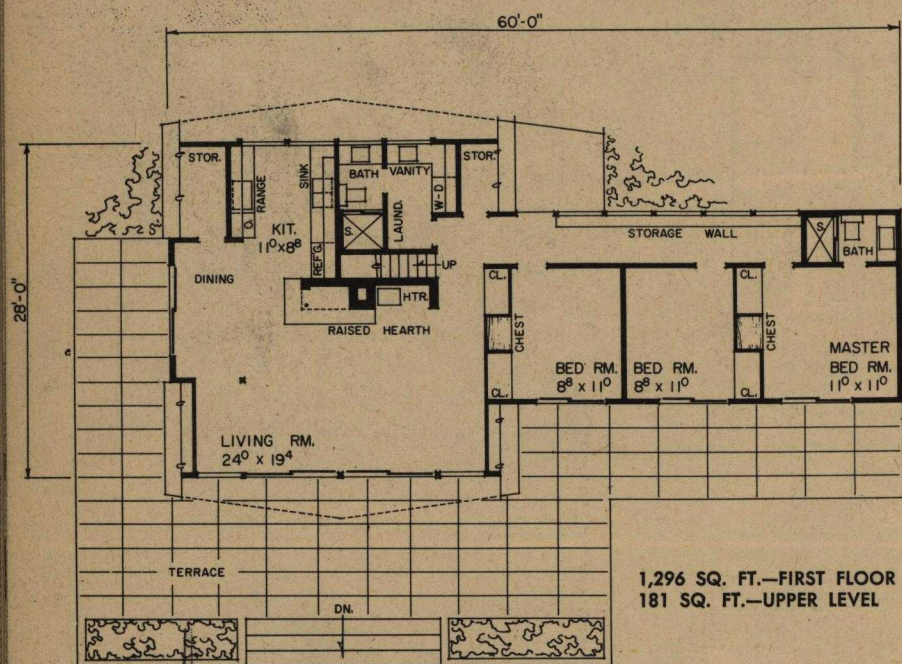
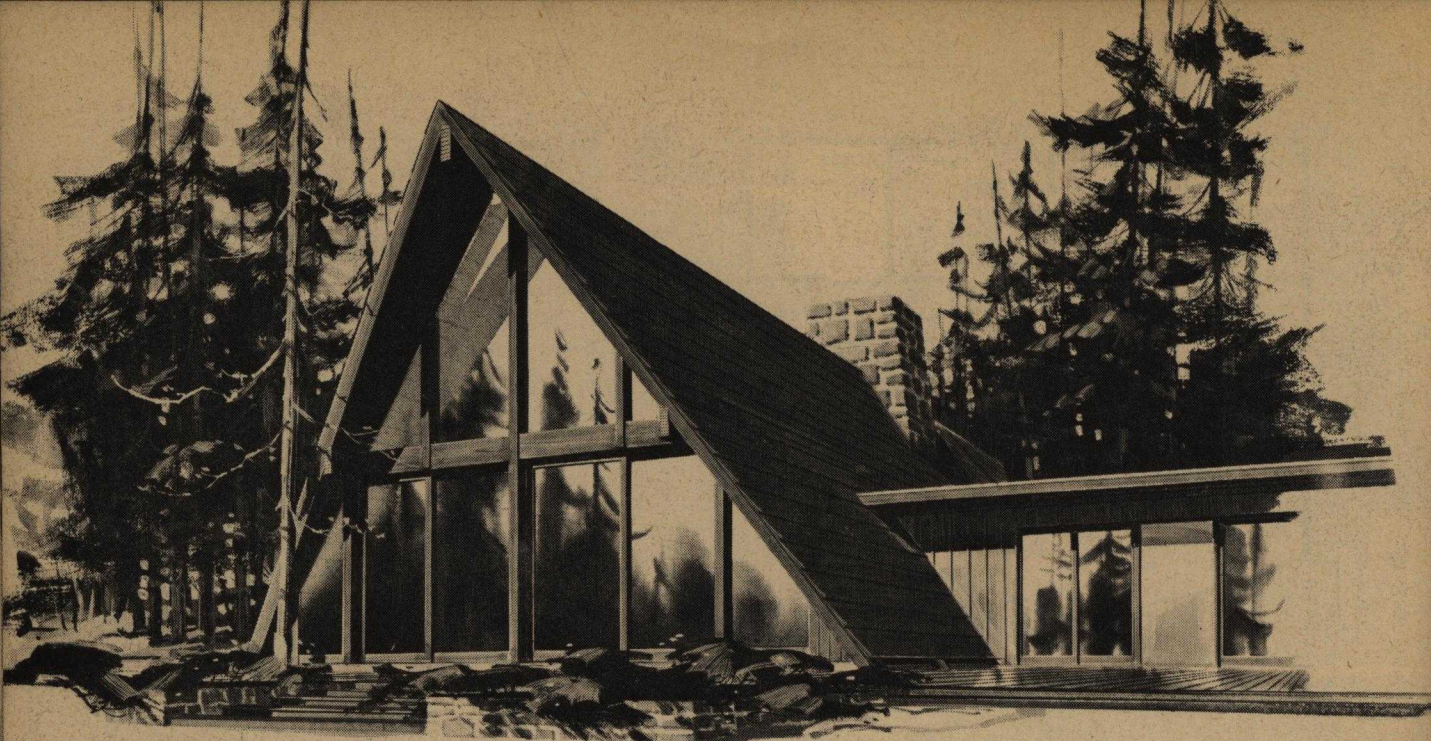
This straightforward, three bedroom cottage features a fine lake-front exposure. Four sets of sliding glass doors open to the terraces. The side terrace is covered and because of its proximity to the kitchen will function conveniently as an eating terrace. Entry to the cottage from the street side is through one of the two large bulk storage areas. The living area is highlighted by the fireplace which is flanked by book shelves. The kitchen has plenty of counter and cupboard space.



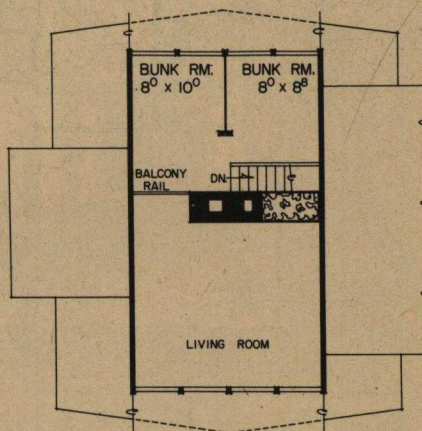
DESIGN G 1400

970 sq. ft., 9,370 cu. ft.

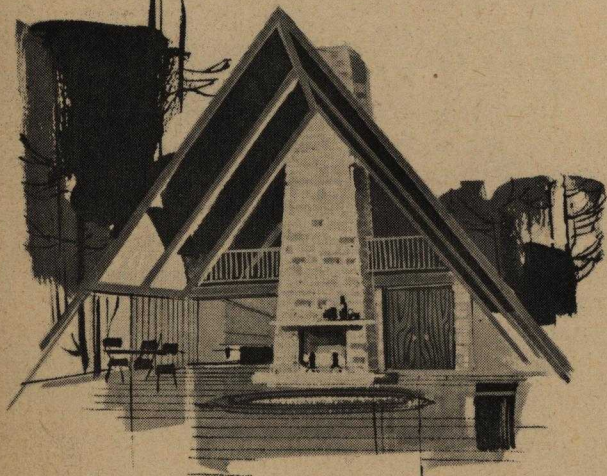
A flat overhanging roof, a dramatic wall of glass plus an inviting wood deck help make this an exciting vacation home. Designed, also, to function as the family's vacation retreat in the winter, this home will pay dividends the year 'round. A study of the floor plan reveals the many convenient living features—three bedrooms, an extra washroom, a full bath with twin lavatories, combination washer-dryer space, and built-in cooking equipment. Note carport storage.



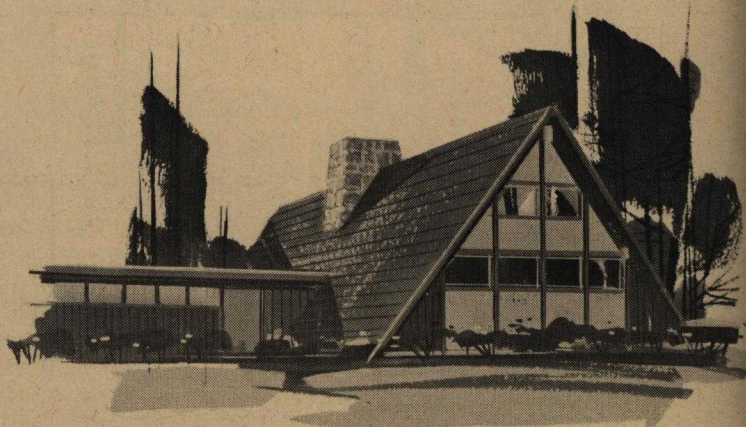
1,296 SQ. FT.—FIRST FLOOR
181 SQ. FT.—UPPER LEVEL



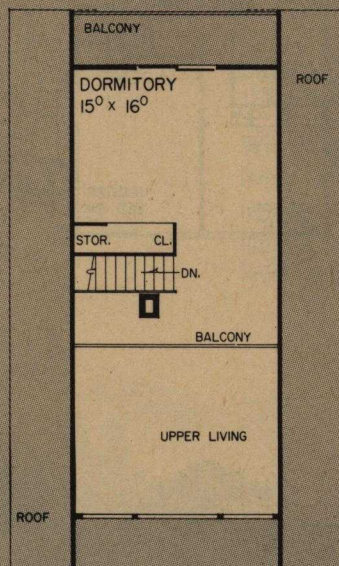
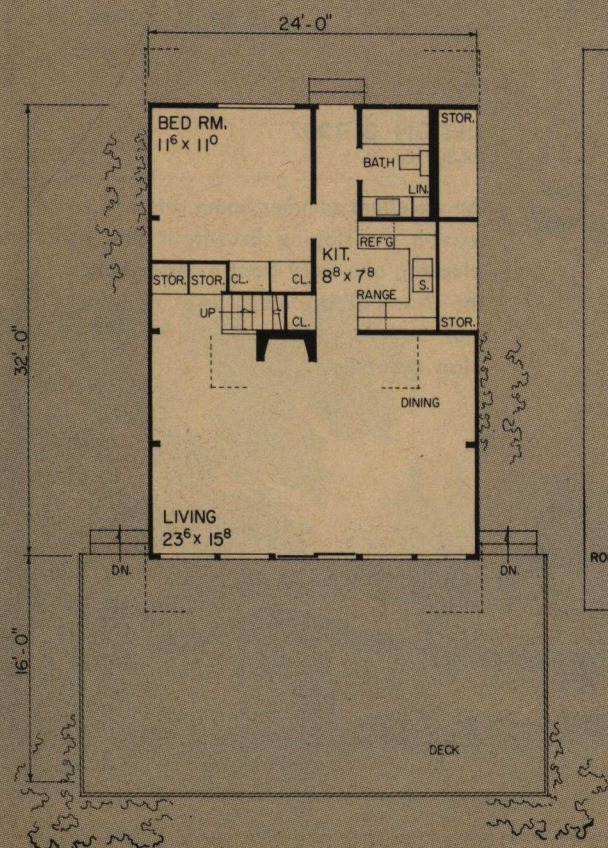
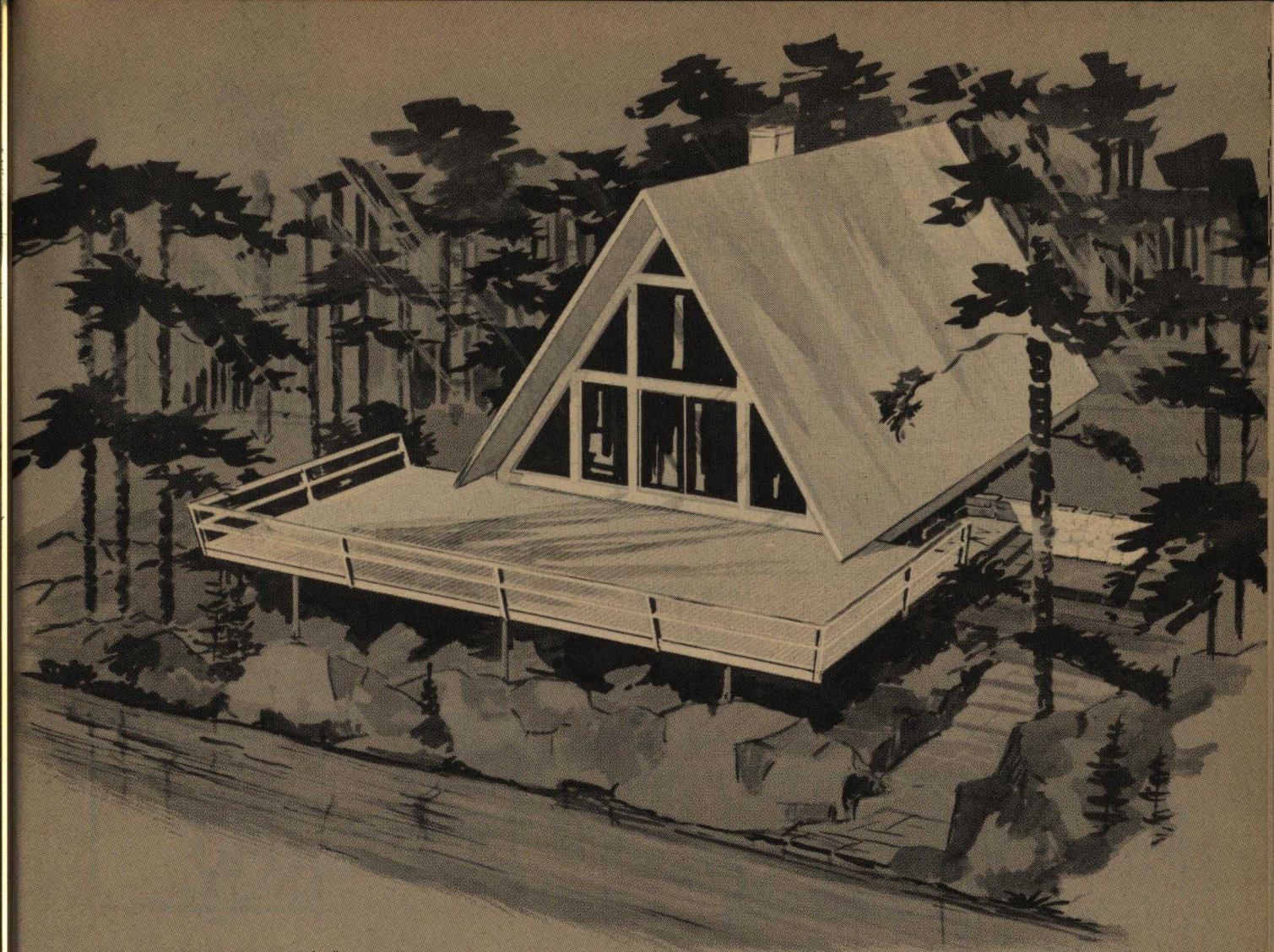
DESIGN G 1408
12,248 cu. ft.



THE RUSTIC LIVING AREA WITH ITS
OVERLOOKING BALCONY



STREET VIEW SHOWING PROJECTING
BEDROOM WING

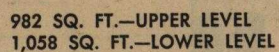
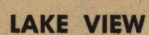


DESIGN G 1406

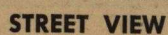
8,536 cu. ft.

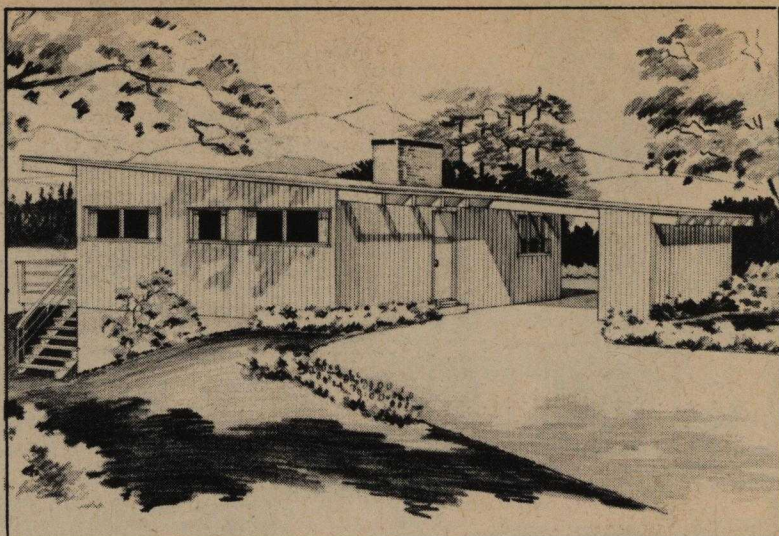
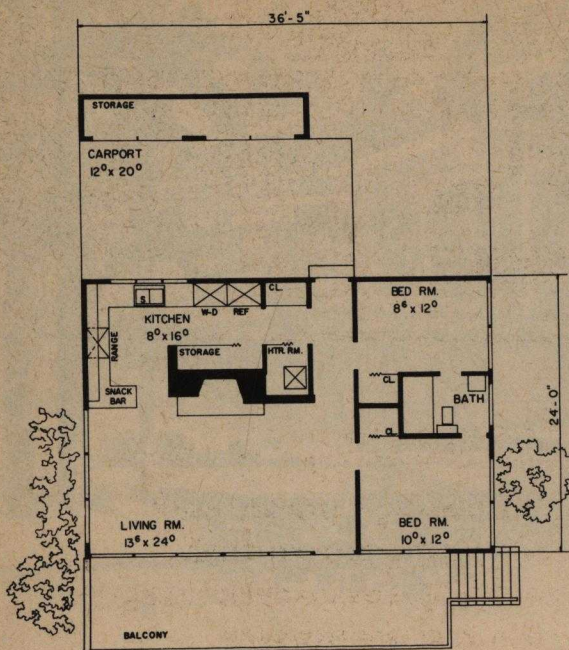
The two A-Frames on these pages represent outstanding examples of this dramatic type of construction. These two versions vary greatly in size, livability and construction costs. Study the floor plans of these two exciting vacation retreats. Decide which will suit your living requirements and budget.

776 SQ. FT.—FIRST FLOOR
300 SQ. FT.—UPPER LEVEL



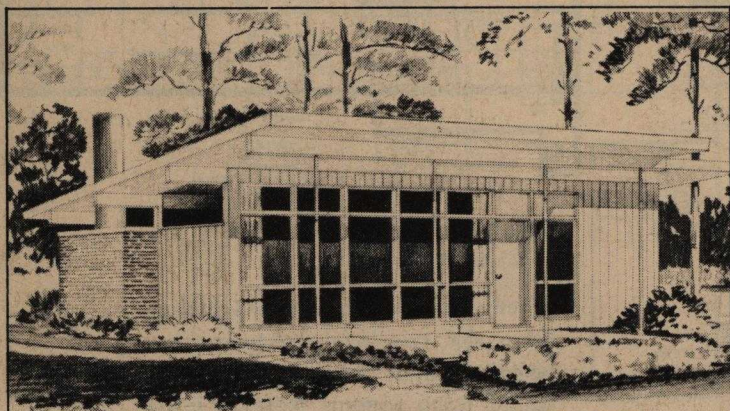
Whether adapted to shore or suburban living this two-level contemporary home will offer the large family delightful living patterns. Note the lower level play areas.



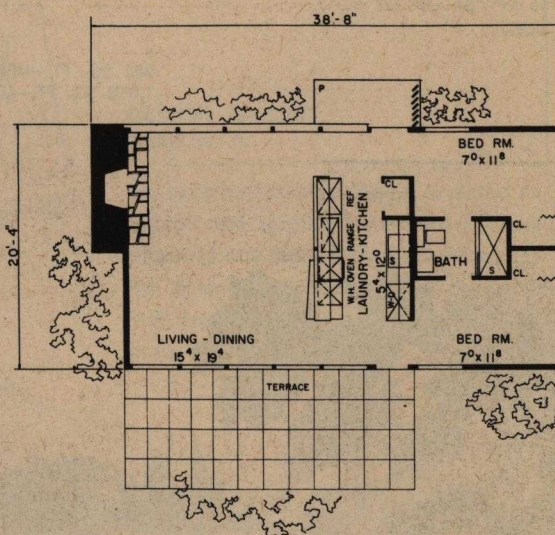


DESIGN G 674 • 875 sq. ft. • 8,740 cu. ft.

Have you been dreaming about owning a summer cottage tucked away in the woods or perched on the lakeshore? All the designs in portfolio suggest the gay informality of vacation living. With plenty of window space the surrounding country can be enjoyed from within. As do-it-yourself projects these unique designs offer a summer of constructive fun. As the years pass you'll find your summer cottage plays a vital part in your family's living habits.



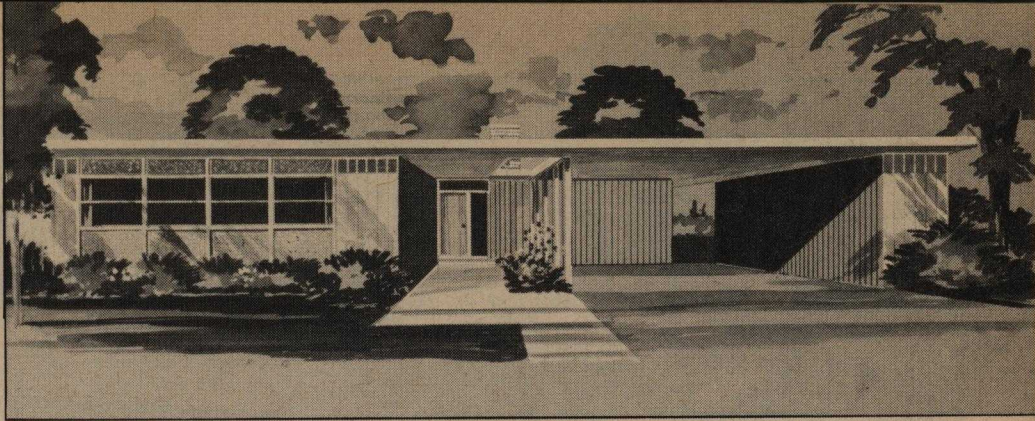
LAKE VIEW



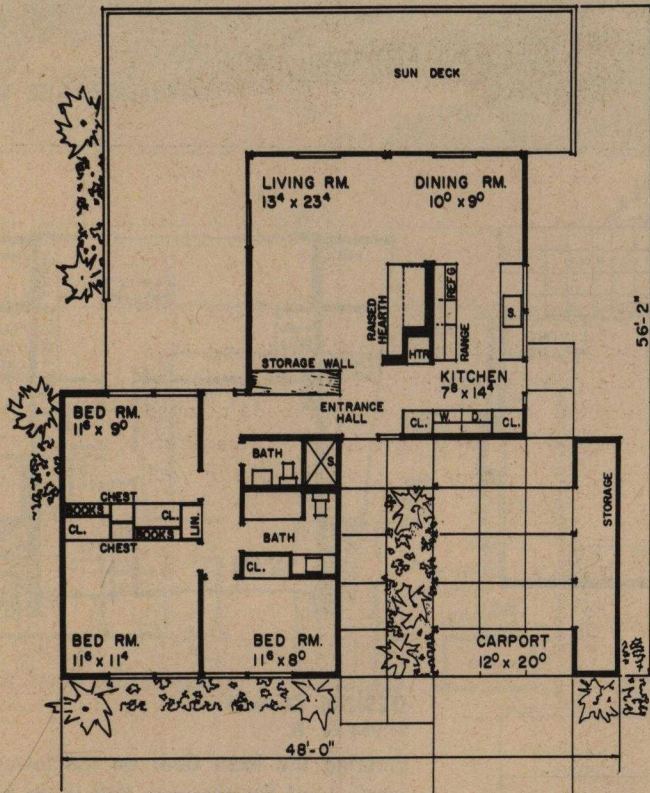
DESIGN G 673
720 sq. ft., 6,660 cu. ft.



STREET VIEW



STREET VIEW



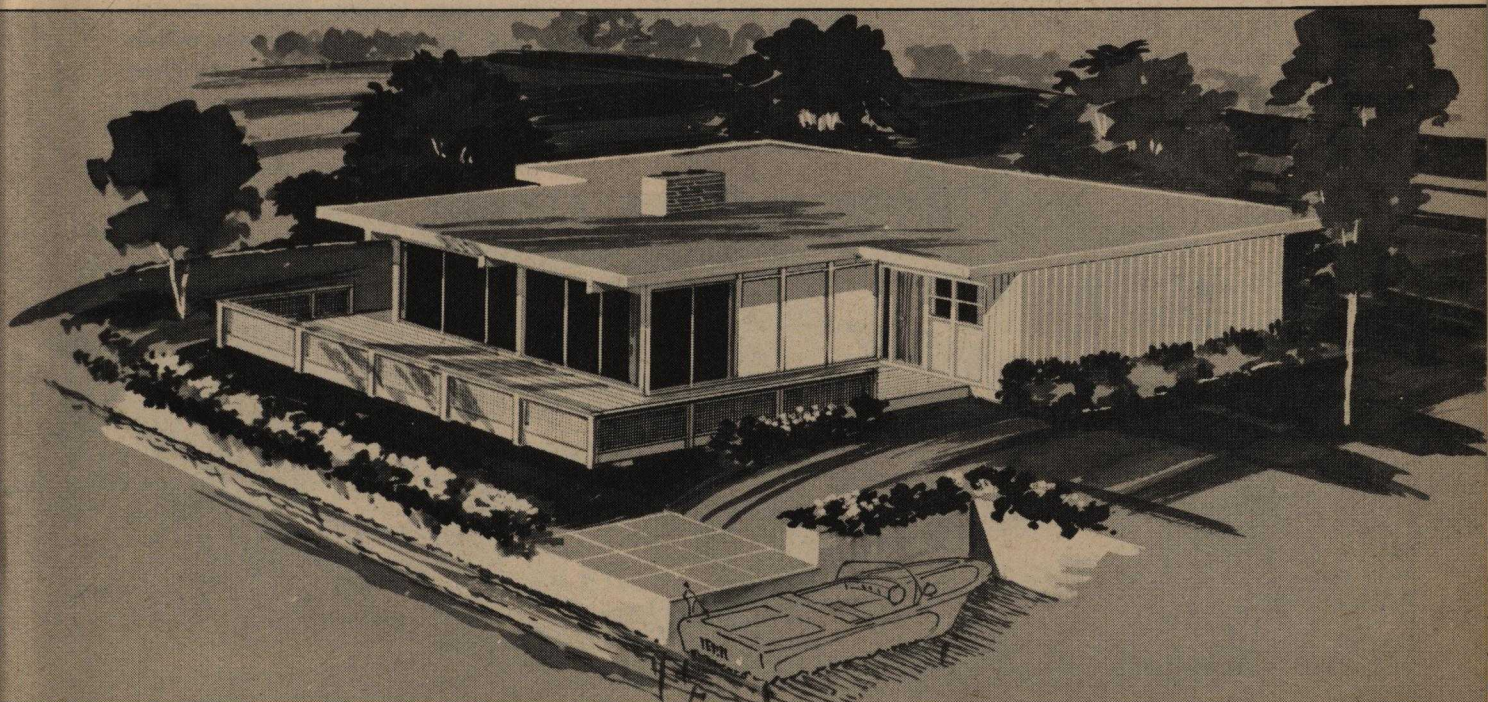
DESIGN G 1409

1,120 sq. ft., 9,890 cu. ft.

- **DRAMATIC ENTRANCE WALK**
- **ISOLATED SLEEPING ZONE**
- **SPACIOUS LIVING-DINING AREA**
- **ATTRACTIVE FIREPLACE**
- **PRACTICAL STORAGE WALL**
- **DELIGHTFUL SUN DECK**

That lake-front site could hardly be better exploited than by this flat-roof, contemporary, year 'round home. Because of its complete livability, the adaptation of this efficient little home to suburban living would be simple, indeed. Outdoor living will enjoy its privacy from the street. The storage unit of the carport will be a convenience feature whatever the location.

LAKE VIEW



What Our Customers Say:

BUILDER FOUND PLANS COMPLETE AND ACCURATE

"Enclosed are snapshots of our new home built from your design. We have had many enthusiastic comments regarding its design. Our builder found your drawings most complete and accurate."

Detroit, Michigan

PLEASED

"I have just completed one of your designs. Am well pleased with the home. Didn't change plan any."

Athens, Tennessee

AMAZED AT COMPLETENESS OF PLANS

"I was very amazed that the plans I received from you were so complete for the small amount of money I paid for them. My contractor needs no more information than is contained in the plans."

Jasper, Indiana

BLUEPRINTS EXACT IN DETAILS

"We have had hundreds of compliments on the planning, design and layout of our rooms. You thought of everything. Our contractor had no trouble with the plans, and blueprints were exact in all details. We have recommended your plans to many of our friends to use your services."

Charleroi, Pennsylvania

CONTRACTOR COMPLIMENTS PLANS

"Our contractor said your plans are the most complete he has ever seen."

Framingham, Massachusetts

VERY MUCH SATISFIED

"Received said prints, just want to thank you for sending them rush as you did. We are very much satisfied."

Binghamton, New York

BUILDING A DUPLICATE

"We lost our home like this one in the hurricane. We liked it so well that we wish to rebuild it."

Creole, Louisiana

NOW STARTING

THIRD HOME PLANNERS' HOME:

"We have built two of your homes and are very happy with them. They were highly praised by everyone as they are so well arranged and have such perfect details. I'm sure we'll be just as happy with another one."

Wichita, Kansas

MEETS LARGE FAMILY NEEDS

"We are thrilled with your ideas. . . thank you for thinking in terms of large family needs."

Bluffton, Ohio

HERE'S ONE FROM TENNESSEE

"I just wanted to tell you how much my wife and I are enjoying our new home. Numerous people have been inquiring about the designer and passing nice compliments on the taste."

Cookeville, Tennessee

MOST LIVABLE

"We think we have one of the prettiest small homes in the valley, and thanks to your excellent plans and suggestions, one of the most livable."

Merced, California

BEFORE YOU ORDER...

- 1. STUDY THE DESIGNS . . .** found in Home Planners' current selection of plan books. As you review these delightful homes you should keep in mind your family's living requirements—both indoors and outdoors. Although we do not make changes in plans, many minor changes can be made prior to the period of construction. If major changes are involved to satisfy your personal requirements, you should consider ordering one set of blueprints and having them redrawn locally. Consultation with your architect is strongly advised when contemplating major changes.
- 2. REVIEW PAGES 16, 32, 48.**
- 3. HOW TO ORDER BLUEPRINTS . . .** After you have chosen the design that satisfies your requirements, or if you have selected one that you wish to study in more detail, simply clip the accompanying order blank and mail with your remittance. However, if it is not convenient for you to send a check or money order, merely indicate C.O.D. shipment. Should time be of essence, as it sometimes is with many of our customers, send a telegram for the merchandise you wish sent C.O.D. postman will collect all charges, including postage and C.O.D. fee. C.O.D. shipments not permitted to Canada or foreign countries.
- 4. OUR SERVICE . . .** Home Planners makes every effort to process and ship each order for blueprints and books the same day it is received. Because of this, we have deemed it unnecessary to acknowledge receipt of our customers' orders. For postage and handling remit as follows: For regular surface mail add 50¢ to your order for books, blueprints, and other merchandise. Should you require faster airmail delivery, add \$1.00 for orders consisting of one set of blueprints (including Spec. Outline and glossy); or add \$2.00 for orders consisting of multiple (two or more) sets of blueprints.
- 5. A NOTE REGARDING REVERSE BLUEPRINTS . . .** As a special service to those wishing to build in reverse of the plan as shown, we do include an extra set of reversed blueprints for only \$5.00 additional with each order for four or more standard blueprints. Even though the lettering and dimensions appear backward on reversed blueprints, they make a handy reference because they show the house just as it's being built in reverse from the standard blueprints—thereby helping you visualize the home better. Standard blueprints may be returned if in salable condition and if done so within ten days. Reversed blueprints cannot be returned.

HOW MANY SETS OF BLUEPRINTS SHOULD BE ORDERED?

This question is asked often. The answer can range anywhere from 1 to 8 sets, depending upon circumstances. For instance, a single set of blueprints of your favorite design is sufficient to study the house in greater detail. On the other hand, if you are planning to get cost estimates, or if you are planning to build, you may need as many as eight sets of blueprints. Because the first set of blueprints in each order is \$20.00, and because additional sets of the same design in each order are only \$5.00 each, you save considerably by ordering your total requirements now. To help you determine the exact number of sets, please refer to the handy check list at the right.

CHECK-LIST FOR BLUEPRINTS

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- _____ BUILDER (Usually requires at least 3 sets: 1 as legal document; 1 for inspection; and at least one for tradesmen—usually more.)
- _____ FOR BUILDING PERMIT
- _____ MORTGAGE SOURCE (Usually 1 set for conventional mortgage; 3 sets for F.H.A. or V.A. type mortgages.)
- _____ SUBDIVISION COMMITTEE (if any)
- _____ TOTAL NO. SETS REQUIRED

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- (Material Lists Included)
- _____ SPECIFICATION OUTLINES @ \$1.00 EACH \$_____
- (With 4 Sets of Plans One Specification at No Charge)
- _____ COST ESTIMATOR @ \$3.00 EA. \$_____
- _____ GLOSSY PHOTO FOR DESIGN #_____ @ \$2.00 EA. \$_____
- _____ MODEL HOME KIT @ \$3.95 EA.; _____ HAND SIGHT LEVEL @ \$3.00 EA. \$_____
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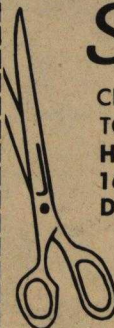
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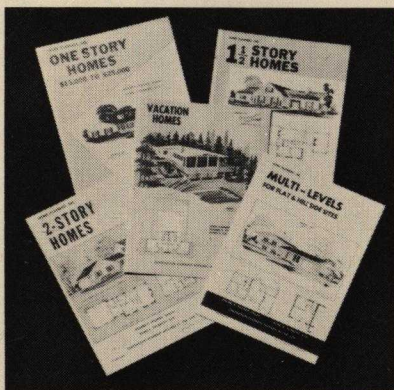
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• FOUR BEDROOM RANCH HOMES	PG. 33
• TWO-STORY HOMES	PG. 49
• MULTI-LEVELS FOR FLAT & HILLSIDE SITES	PG. 65
• VACATION HOMES	PG. 81

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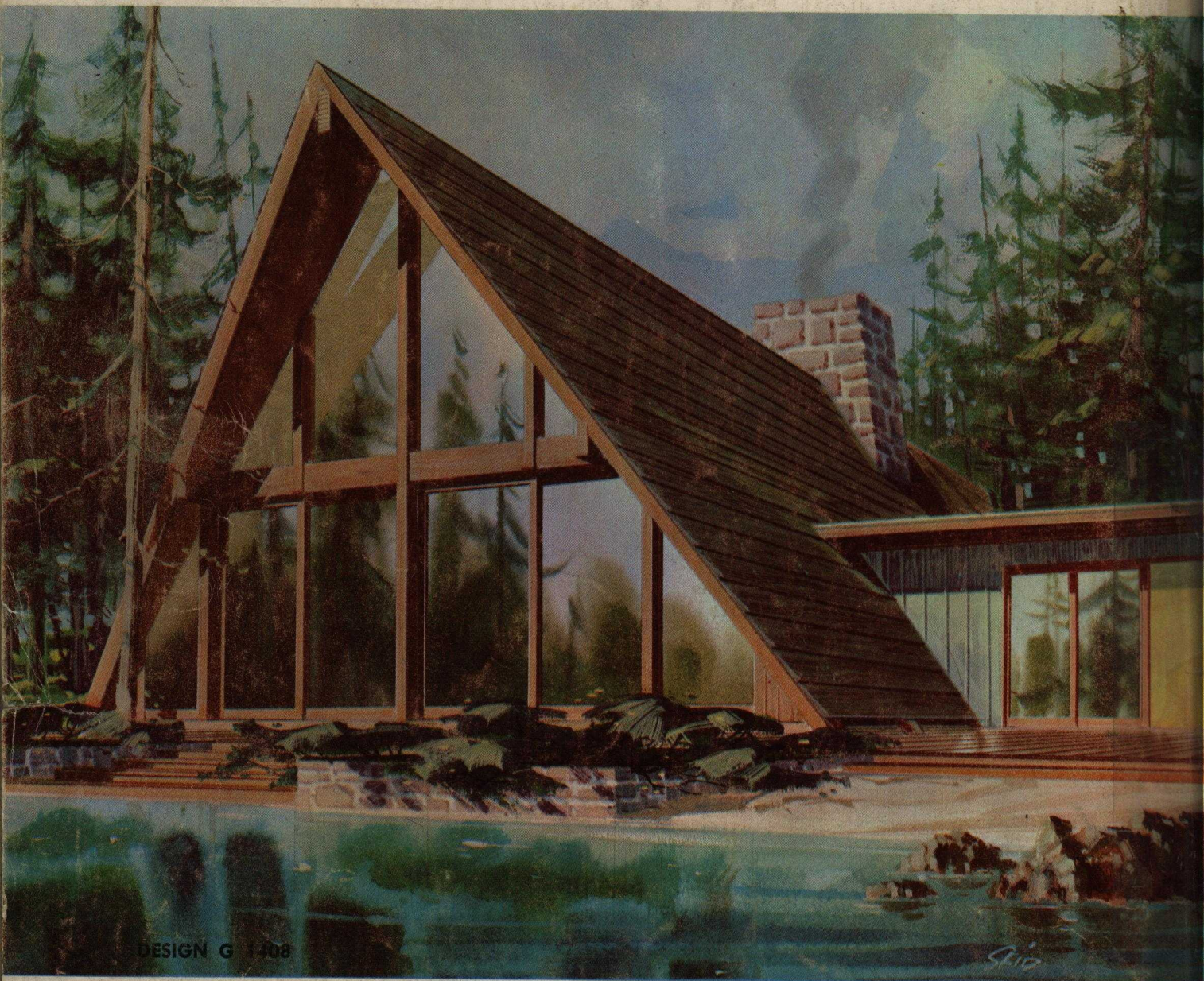
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BOOK NO. 48



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